

LAND OFF HALWYN ROAD CRANTOCK CORNWALL

Results of a Desk-Based Assessment, Geophysical Survey
and Heritage Impact Appraisal



South West Archaeology Ltd. report no. 170731



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Land off Halwyn Road, Crantock, Cornwall

Results of a Desk-Based Assessment, Geophysical Survey & Heritage Impact Assessment

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Work undertaken by SWARCH for John Marshall of Kingsley Real Estate

Summary

This report presents the results of a desk-based assessment, geophysical survey, and heritage impact assessment carried out by South West Archaeology Ltd. (SWARCH) for land off Halwyn Road, Crantock, Cornwall, in advance of a planning application for the site.

The site is located on the edge of the modern village of Crantock, on the southern side of the estuary of the River Gannel and just south of Newquay. Crantock (Langorroc) is an early medieval settlement that grew up around an important pre-Norman collegiate church that went on to form part of the original endowment of Montecute Priory in Somerset. The site falls within a single field (Winstow Close) that belonged in 1840 to one of the several tenements of Crantock Churchtown, which at that time belonged to Lord Falmouth, and thus was probably parcel of the Manor of Triago/Treago. The adjacent former tenement of Halwyn is first recorded in 1270, and belonged to the Arundells of Lanherne.

Poorly-recorded human burials of Prehistoric and later date have been reported from various locations within Crantock, and evaluation undertaken in the adjacent field uncovered a single stone-lined cist containing two Beaker vessels, but no human remains. The site inspection failed to identify any features of clear archaeological interest, but the geophysical survey undertaken revealed relict field ditches, one of which appears contiguous with a feature identified in the survey of the adjoining field. These are likely to form components of a late Prehistoric or Romano-British fieldsystem. On this basis the archaeological potential of the site is deemed to be at least medium.

The HVIA undertaken focused on four key designated heritage assets in the immediate area: the Grade II Vosporh Villa and former Sunday School, the Grade I Church, and the Conservation Area. The effect of the proposed development on the setting of these heritage assets was adjudged to be negative/minor overall.



July 2017

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1.0 INTRODUCTION

Location:	Land off Halwyn Road, Crantock
Parish:	Crantock CP
County:	Cornwall
NGR:	SW 79146 60273
SWARCH ref.	CHR17

1.1 PROJECT BACKGROUND

South West Archaeology Ltd. (SWARCH) was commissioned by John Marshall of Kingsley Real Estate (the Client) to undertake a desk-based assessment, geophysical survey and heritage impact assessment for land at Crantock, Cornwall, as part of the pre-application requirements for a proposed development. This work was undertaken in accordance with best practice and ClfA guidelines.

1.2 TOPOGRAPHICAL AND GEOLOGICAL BACKGROUND

The site is located c.0.3km to the south-east of St Carantoc's church, and c.2.36km to the north-west of the A3075. The site consists of a single field on a south-facing slope at an altitude of 45m-49m AOD. The field borders Winstowe Terrace and Halwyn Hill (Figure 1). The soils of this area are the well-drained fine loamy soils of the Denbigh 2 Association (SSEEW 1983), which overlie the mudstones and siltstones of the Trendrean Mustone Formation (BGS 2017).

1.3 HISTORICAL BACKGROUND

The settlement at Crantock grew up around the early medieval church of St Carantoc, with the modern place-name a derivation of the church dedication. The place-name is recorded in 1086 as *Langorroc* i.e. the *lann* of St Carantoc, indicating an origin in 7th-9th century AD. The church was a collegiate foundation, and held the Manor of Crantock at Domesday. William, son of the Count of Mortain, granted the college to the Priory at Montecute, who conveyed it to the Bishop of Exeter in 1236. The college was suppressed in 1547 and its lands passed to the Coke family of Trerice, descending successively to the families of Lewis, Goldingham, Luttrell and Johns (Lysons 1814). Crantock was the churchtown or principal settlement of the manor; the former farmstead at Halwyn (Cornish *hel+guyn* meaning *white hall*), located just to the south, was first recorded in 1270.

1.4 ARCHAEOLOGICAL BACKGROUND

The fields around the village, including the site, are characterised by the Cornwall and Scilly HLC as *medieval farmland*; this forms part of the category *Anciently Enclosed Land* (AEL), which is generally regarded as having a high potential for Prehistoric and Romano-British remains. Crantock formerly possessed seven churchyards, and human remains have reputedly been recovered from numerous (poorly located) places from around the village (MCO26512). An article in the West Briton in 1856 states Crantock was the burying place for six parishes, and this may reflect the collegiate (and therefore elevated) status of the church. Evaluation trenching undertaken in the field immediately to the east of the site in 2016 recovered a largely-intact cremation burial within a cist accompanied by two Beakers (TVAS 2016).

1.5 METHODOLOGY

This work was undertaken in accordance with best practice. The desk-based assessment follows the guidance as outlined in: *Standard and Guidance for Archaeological Desk-Based Assessment* (CIfA 2014a) and *Understanding Place: historic area assessments in a planning and development context* (English Heritage 2012). The gradiometer survey follows the general guidance as outlined in: *Geophysical Survey in Archaeological Field Evaluation* (English Heritage 2008) and *Standard and Guidance for Archaeological Geophysical Survey* (CIfA 2014b). The heritage visual impact assessment follows the guidance outlined in: *Conservation Principles: policies and guidance for the sustainable management of the historic environment* (English Heritage 2008), *The Setting of Heritage Assets* (Historic England 2015), *Seeing History in the View* (English Heritage 2011), *Managing Change in the Historic Environment: Setting* (Historic Scotland 2010), and with reference to *Guidelines for Landscape and Visual Impact Assessment 3rd Edition* (Landscape Institute 2013).

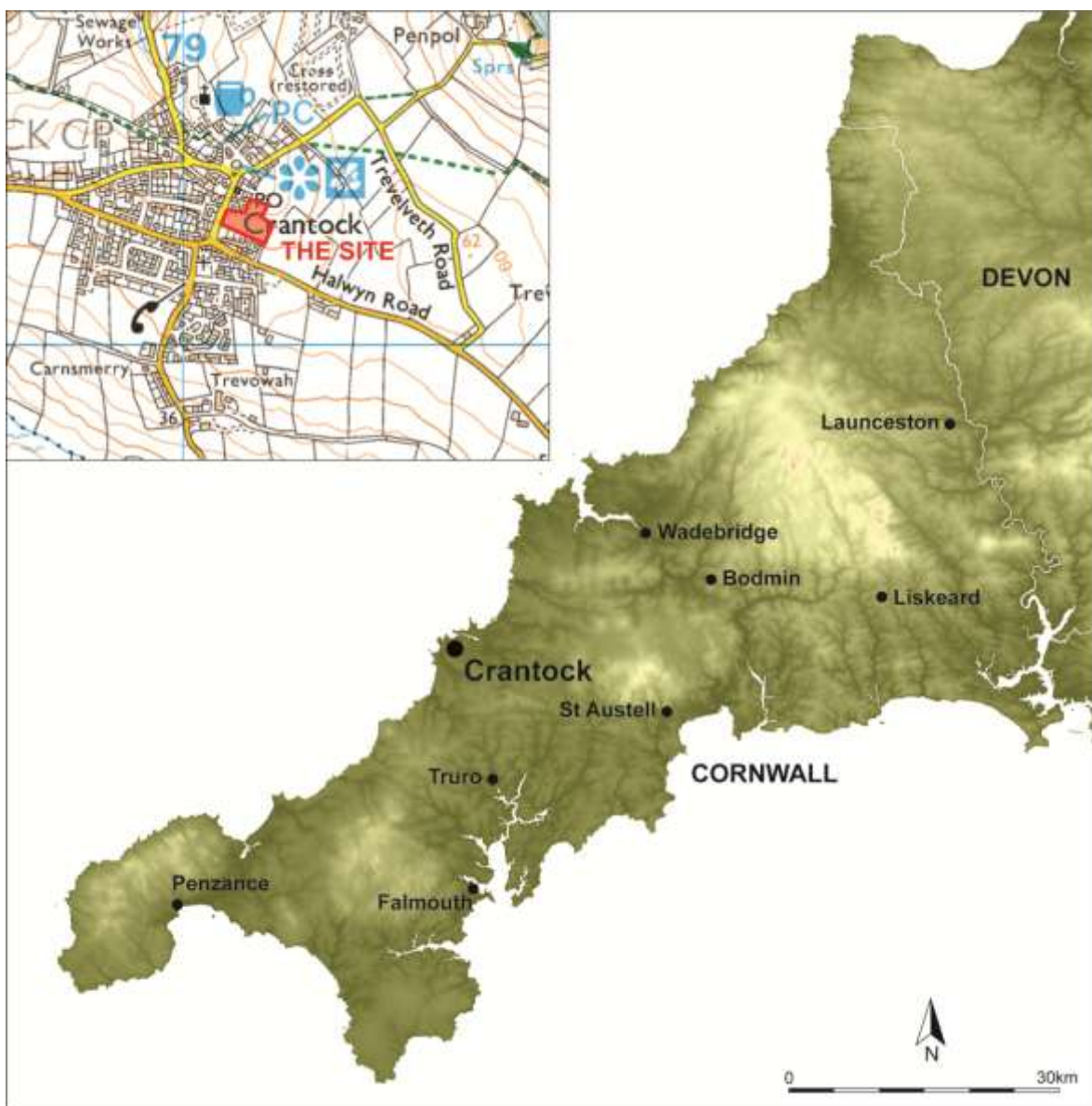


FIGURE 1: SITE LOCATION (THE SITE IS INDICATED).

2.0 DESK-BASED ASSESSMENT

2.1 DOCUMENTARY HISTORY

The settlement at Crantock grew up around the early medieval church of St Carantoc, with the modern place-name a derivation of the church dedication. The place-name is recorded in 1086 as *Langorroc* i.e. the *lann* of St Carantoc, indicating an origin in 7th-9th century AD. Leases of the late 18th century indicate the churchtown was still known by the name *Langurrow* [e.g. CRO: X793/143-5]. The church was a collegiate foundation, and held the Manor of Crantock at Domesday. William, son of the Count of Mortain, founded the Priory at Montecute and the college formed part of that initial foundation; the Priory conveyed it to the Bishop of Exeter in 1236. The college was suppressed in 1547 and its lands passed to the Coke family of Trerice, descending successively to the families of Lewis, Goldingham, Luttrell and Johns (Lysons 1814). Crantock was the churchtown or principal settlement of the manor; the former farmstead at Halwyn (Cornish *hel+guyn* meaning *white hall*), located just to the south, was first recorded in 1270.

The site itself falls entirely within field no.262, *Winstow Close*, part of a Churchtown tenement owned by the Earl of Falmouth and leased by Walter Chegwidden. This indicates it probably belonged to the Manor of Triago/Treago. Originally held by a family of the same name, it descended successively via heiresses to the Mynor and Tregian families, was sold in 1605 to the Cokes of Trerice, and sold again in the later 17th century to Hugh Boscawen of Tregothnan (Lysons 1814).

The 1840 tenement of *Halwin*, a medieval settlement first recorded in 1270, contains only a single homestead and plot, listed as *Miners Inn and Garden*. The lands that had formerly been attached to Halwyn had presumably been absorbed by Trevowah: both Halwyn and Trevowah originally formed part of the Manor of Treloy in St Columb Minor. In the medieval period Treloy belonged to the Arundells of Lanherne, appearing in a grant of c.1270 of lands from Henry son of Henry to Ralph de Arundel, knight [CRO: AR/1/843]. This included three ferlings belonging to Luke *de Trefawa* and ½ acre Cornish belonging Thomas *de Trefewa* in *Trefawa* [Trevowah] and ½ acre Cornish in Langorrou [Crantock] and *Helwen* [Halwyn] belonging to Henry *de Trewery*. [The Cornish acre was a fiscal unit of taxation, and did not represent a unit of areal measurement; the ferling was ¼ acre Cornish – Fox & Padel 2000, LIV.] In 1372 Henry *de Treuelwyth* complained to the King that John Arundell and numerous others had unjustly disseised him of his free tenement in *Helwyn juxta Langorrou* [CRO: AR/3/6]. The jury would appear to have found in John Arundell's favour, as the late medieval manorial extents produced for the Arundells list two tenements at Trevowah and one at Halwyn, as shown in Table 1.

A lease of 1681 indicates Halwyn and Trevowah were owned by Sir John Carew of Antony [CRO: R/1745], leased to Thomas Curtys, gentleman of Crantock. In 1727 Sir William Carew of Antony leased both tenements to Thomas Martyn, yeoman of Crantock [CRO: R/1746]. A Thomas Martyn also appears as a tenant on a tenement in Langurrow in 1784 [CRO: X793/144].

TABLE 1: LATE MEDIEVAL TENEMENTS AT HALWYN AND TREVOWAH (FOX & PADEL 2000).

Date	Tenement	Leaseholder	Assessment	Rental Value
1451×64	Helwyn	Thomas Wyndesore	1 parcel	6d
	Trefewa	Heirs of Maud Trefewa	1 acre Cornish + ½ ferling	2s 6½d
		James Nanfan	1 ferling	4d
1480	Helwyn	Heirs of Wyndesore	1 parcel	6d
	Trefewa	Heirs of Trewurga	1 acre Cornish + ½ ferling	2s 6½d
		Heirs of Nanffan	1 ferling	4d
1499	Helwyn	John Treaga	1 parcel	6d
	Trefewa	John Treworga	1 acre Cornish	2s 6½d
		John Godolhen, by right of his wife	1 ferling	4d

2.2 CARTOGRAPHIC DEVELOPMENT



FIGURE 2: EXTRACT FROM THE 1810 ORDNANCE SURVEY SURVEYOR'S DRAFT MAP (THE SITE IS INDICATED).



FIGURE 3: EXTRACT FROM THE 1839 TITHE MAP OF CRANTOCK (THE SITE IS INDICATED) (CRO).

Land off Halwyn Road, Crantock, Cornwall

TABLE 2: EXTRACT FROM THE C.1840 TITHE APPORTIONMENT FOR CRANTOCK.

Number	Landowner	Tenant	Field Name	Cultivation
part of Church Town				
124	Ezekiel Gavid	William Martyn	Michells Sandy Close	Arable
125	Ezekiel Gavid	Henry Crocker	Michells Meadow	Arable
126	Earl of Falmouth	Walter Chegwidden	Halwin Meadow	Arable
163	William Johns & John Johns	Richard Johns	Above Town	Arable
179	Earl of Falmouth	Richard Johns	Halwin Meadow	Arable
183	William Johns	Richard Johns	House & Gardens	-
259	Richard Johns	Richard Johns	Dark Pons	Arable
260	William Johns & John Johns	Richard Johns	Under Town	Arable
261	William Johns	Richard Johns	Great Meadow	Arable
262	Earl of Falmouth	Walter Chegwidden	Winstow Close	Arable
665	Walter Chegwidden	Himself	House & Garden	-
663	Earl of Falmouth	Walter Chegwidden	Garden	-
664	Earl of Falmouth	Walter Chegwidden	Mowhay	-
666	Earl of Falmouth	Walter Chegwidden	Farmyard	-
part of Trevowah				
128	Colan Bawden	Andrew Jenkin	Cross Close	Arable
177	William Johns	Andrew Jenkin	James Meadow	Arable
178	William Johns	Andrew Jenkin	James Meadow	Arable
180	James Hosken Harvey	Andrew Jenkin	Halwin Meadow	Arable
181	William Johns	Andrew Jenkin	Garden	-
182	William Johns	Bennetts & Delbridge	House & Garden	-
185	James Harvey Hosken & Andrew Jenkin	Andrew Jenkin	Smiths Shop, Dwelling House & Yard	-
815	James Harvey Hosken & Andrew Jenkin	Josiah Prater	House & Garden	-
part of Halwin				
184	James Harvey Hosken & Andrew Jenkin	Richard George	Miners Inn & Garden	-
part of Trew				
562	Sir Christopher Hawkins	Simon Searle	Garden Close	Arable

The overall layout and form of the fields around Crantock – laid out in discernible blocks and featuring gently-curving parallel and dog-leg boundaries – indicates they once formed part of a common open strip-field system. This interpretation is supported by the complex and intermixed pattern of landowning and landholding, as revealed by the tithe apportionment (see below). The fields to the north of Halwyn Road belonged to the settlement of Crantock Churchtown; those to the south belonged to the settlement of Trevowah. Trevowah was divided into two tenements; Churchtown contained eight sizable tenements and 13 tiny smallholdings or cottages.

The historic mapping betrays very little change in this landscape in the period 1840-1906. By the 1930s a row of houses had been built flanking Halwyn Road, but it is the 1963 OS map (not illustrated) that shows housing springing up in the fields south-west of the historic settlement. By 1972 these fields (St Carantoc Way; Carneton Close; Chapel Close; Gustory Road) had been fully developed for housing.

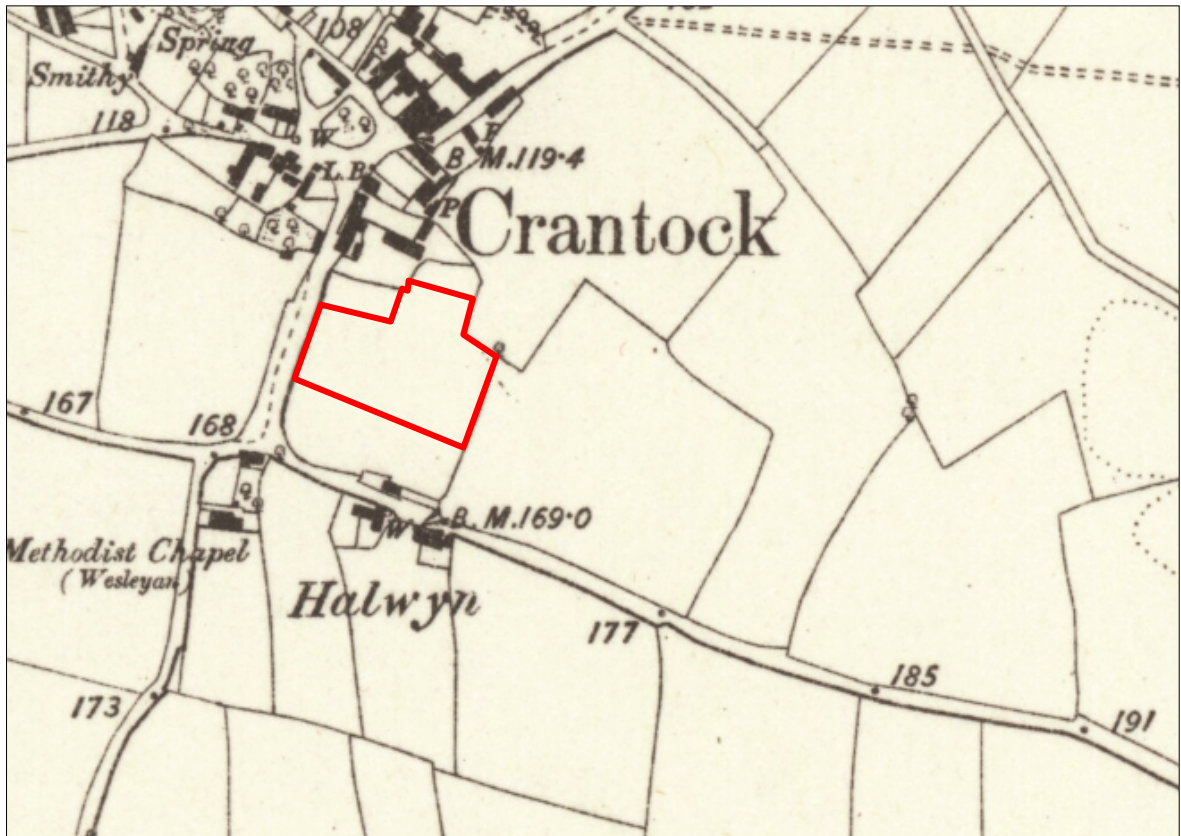


FIGURE 4: EXTRACT FROM THE OS 1ST EDITION 6" MAP, SURVEYED 1879-80, PUBLISHED 1888 (THE SITE IS INDICATED) (CRO).

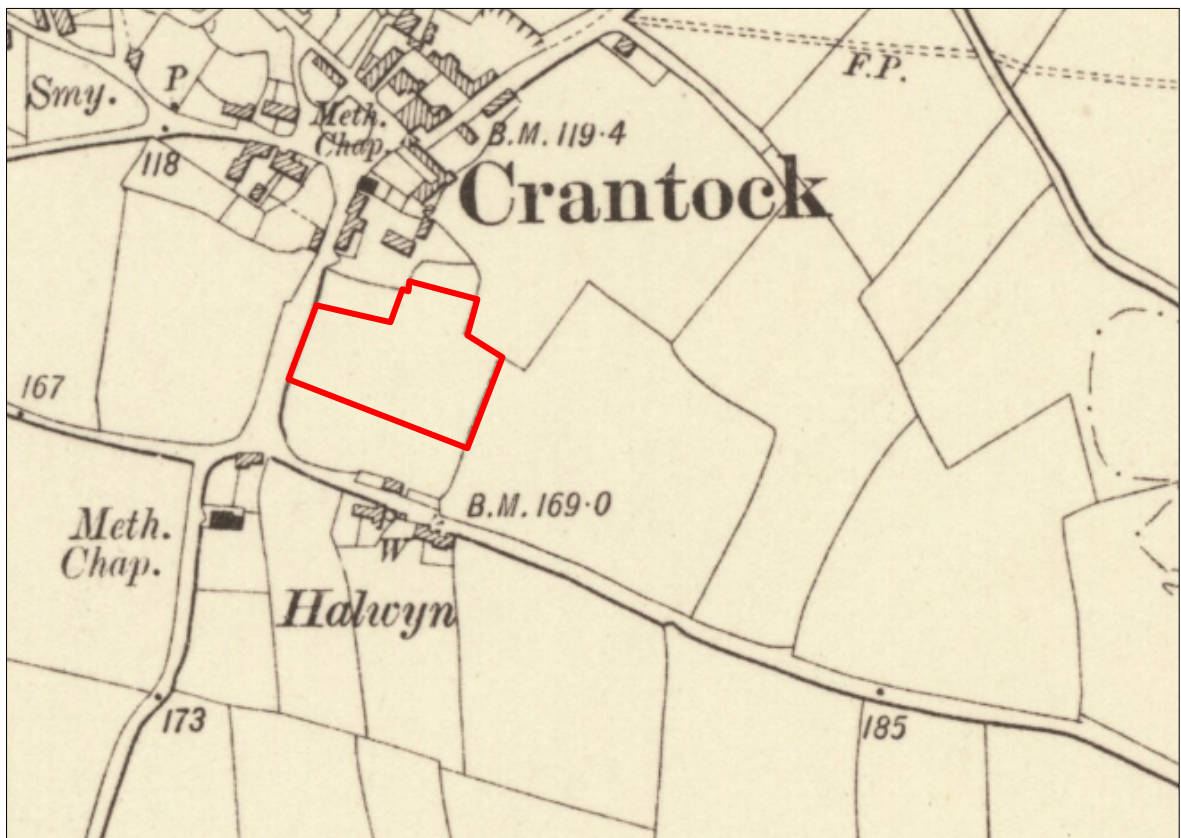


FIGURE 5: EXTRACT FROM THE OS 2ND EDITION 6" MAP, SURVEYED 1906, PUBLISHED 1908 (THE SITE IS INDICATED) (CRO).

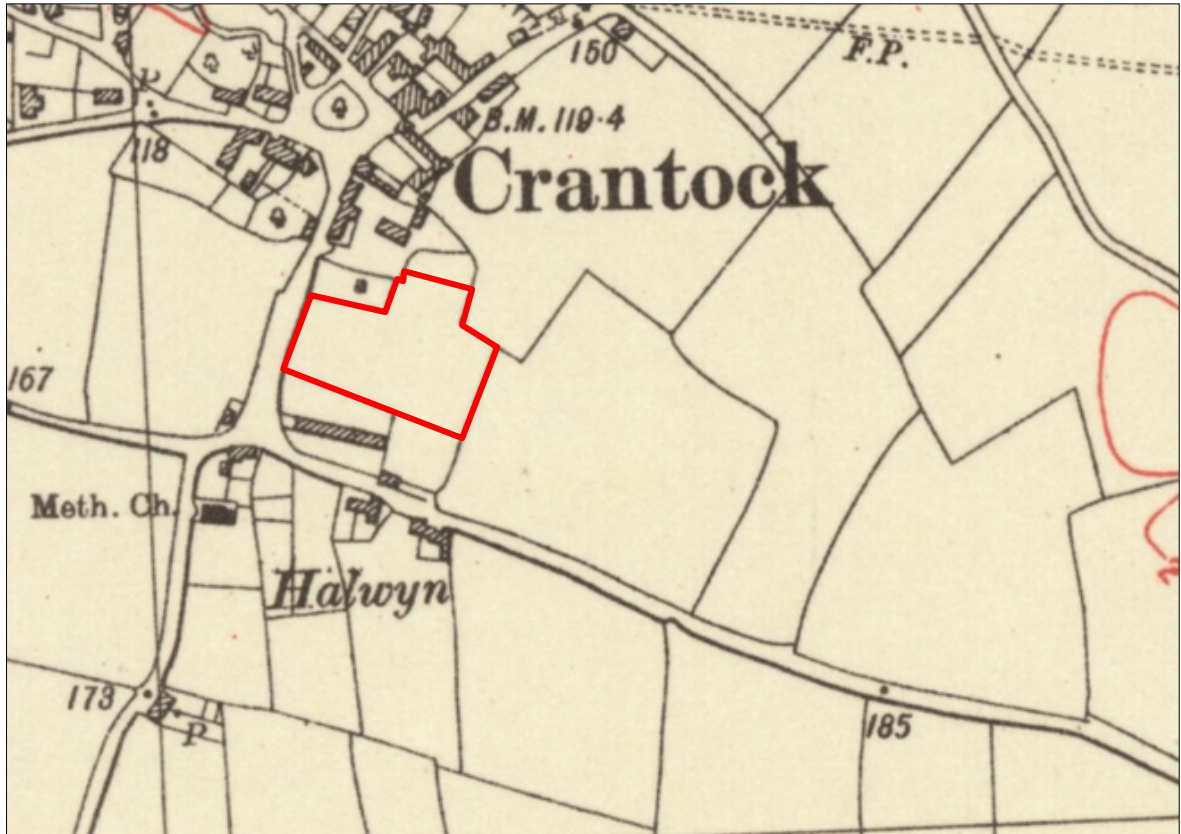


FIGURE 6: EXTRACT FROM THE OS 3RD REVISION 6" MAP, SURVEYED 1938, PUBLISHED C.1945 (THE SITE IS INDICATED) (CRO).

3.0 ARCHAEOLOGICAL BACKGROUND

3.1 RECORDED ARCHAEOLOGY

There has been some archaeological investigation in the local area in recent times, most obviously to the east of the site, where a geophysical survey and trench evaluation has taken place (Lefort 2016; TVAS 2016), and a watching brief at Trevowah (ER1030). There are a significant number of records for Crantock and the surrounding area on the Cornwall and Scilly HER, and this area is characterised as *medieval farmland* on the Cornwall and Scilly HLC, attributed a *high* potential for Prehistoric and Romano-British remains.

3.1.1 PREHISTORIC AND ROMANO-BRITISH 4000BC - AD410

There is evidence for prehistoric occupation within the area of the modern settlement of Crantock in the form of human inhumation burials. Many of these are assumed to be Prehistoric in date due to their crouched positions and references to ‘little tombs’ of slate, probably cists; none of these burials have been dated or excavated and recorded to modern standards (MCO26507; MCO26508; MCO26506). Earlier occupation of the area is suggested by a find of Middle Bronze Age pottery (Trevisker Style 1) recorded on a site to the west of Crantock (MCO505). Within 1km to the south east of the site is a cropmark which appears to show a levelled curvilinear enclosure, possibly of prehistoric date (MCO29756). There is also a *Barrow Field* listed on the tithe apportionment c.500m to the east; this has been dismissed as doubtful (MCO3209), but the 2016 evaluation by TVAS immediately to the east of the site uncovered a stone-lined cist containing two complete early Bronze Age Beaker pots. This was presumably a burial, but no human bone was recovered.

3.1.2 EARLY MEDIEVAL AD410 – AD1065

Crantock was originally identified as *Langarroc*; the Cornish *lann* element suggesting an enclosed cemetery of early Christian date (MCO26512). There is some support for this, given the 1840 tithe apportionment identifies both an *Old Churchyard* and a *New Churchyard* associated with earthworks. Evidence for early medieval activity in Crantock is largely confined to human burials; it was reputedly the burial place for seven parishes, which is likely to relate to the elevated status of the church, which later became a monastic college (Gossip 2001). While many of the burials recorded in Crantock are likely to be Prehistoric, a number of inhumations aligned east-west are indicative of Christian affiliation (MCO26509; MCO26511; MCO26515). A holy well of St Ambrusca was once located in Crantock, however it is thought that the site which survives today to the north of the church is not the original well but a later construction (MCO6964). Elements of relict fieldsystems have identified north-west of the village (MCO31951), to the west at Treage Farm (MCO33041), and a rectilinear cropmark enclosure is thought to be a part of these fieldsystems (MCO33040).

3.1.3 MEDIEVAL AD1066 - AD1540

The fields that surround the modern settlement of Crantock preserve in outline parts of the medieval strips of a former common open field (see discussion above). These are recorded at Trevowah, Cubert Common, Crantock, Penpol, Trevella and Roseclinton (MCO25245; MCO25250; MCO20839; MCO31954; MCO26445; MCO21348). Two medieval crosses are recorded; the one to the north-east of Crantock (MCO5158) is Grade II Listed although it is thought that only the base is original. At the southern edge of the village, originally the farm at Halwyn, the field name *Cross Close* suggests the location of a medieval cross but no remains have been identified (MCO5342). There is a reference to a leper hospital in Crantock in the churchwarden’s accounts of 1597, although the site has not been identified (MCO29742). The medieval settlement of Halwyn was once distinct from Crantock but has now merged into one larger village (MCO14733); the place-name is thought to be Cornish and derived from hall+white (MCO26504). Many of the records for

Crantock relate to its religious associations. Two holy wells are identified in the village. One is located in the centre of the village and is Grade II Listed (MCO6965); the other well, dedicated to St Ambruscas/Ambrose, is no longer evident but may be located beneath St Ambrose Villa (MCO6963). The fabric of the parish church of St Carantoc dates to the Norman period with significant later alterations; it is Grade I Listed (MCO6300). Within the churchyard is a Grade II Listed medieval stone coffin, supposed to belong to one of the monks of the college (MCO26514). A colegiate church is recorded at Crantock in the Domesday Book, and while its lands were seized after the Norman Conquest they were returned to the church in c.1110 and passed to the Bishop of Exeter who founded a monastic college. There are no remains of the college buildings surviving within Crantock, though some of the houses within the churchtown may incorporate fragments of old masonry (MCO26513). A medieval chapel of St Ambrusca/Ambrose is reputed to have stood in the 'old' churchyard at Crantock, recorded as ruinous in 1727 (MCO9916). The recovery of human remains from a cemetery north-west of the churchyard and partly underlying Beach Road in the 1920s led to a belief these were plague victims (MCO26510).

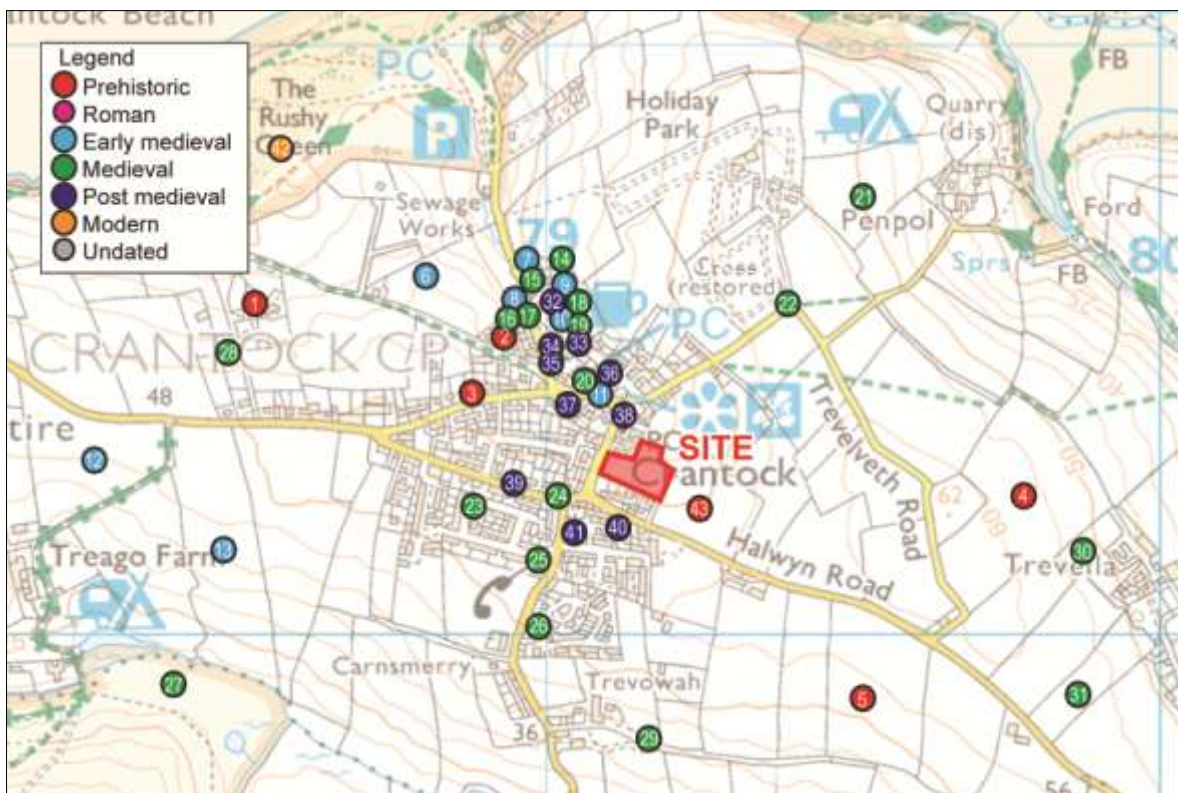


FIGURE 7: MAP OF NEARBY HERITAGE ASSETS (SOURCE: CORNWALL AND SCILLY HER).

3.1.4 POST-MEDIEVAL AND MODERN AD1540 – PRESENT

A number of the buildings within the historic settlement of Crantock are Grade II listed. Most date to the 19th century; some have 17th century origins. A number of the 19th century tombs in the churchyard at St Carantoc are also Grade II Listed. The village of Crantock retains a number of buildings which link to their historic functions within the settlement. This includes an almshouse (MCO26495; Listed GII), malthouse (MCO29122), blacksmiths workshop (MCO9036; Listed GII), horse/whim engine (MCO26491), Nonconformist chapel (MCO32972; Listed GII) and a Methodist chapel (MCO32971). In the southern part of the settlement (Halwyn) another almshouse (MCO26496), malthouse (MCO26501) and blacksmiths workshop (MCO9080) are recorded. A decorated millstone dated to the post-medieval period has been noted at the church (MCO506). The only modern archaeological remains identified near Crantock are a series of linear pits on Rushy Green thought to be WWII beach defences. There was a mine field at Rushy Green during WWII and it is possible these relate to that function (MCO31948).

Land off Halwyn Road, Crantock, Cornwall

TABLE 3: TABLE OF NEARBY HERITAGE ASSETS (SEE FIGURE 7) (SOURCE: CORNWALL AND SCILLY HER).

No	HER No.	Name	Record	Description
1	MCO505	Bronze Age findspot	Findspot	Four Sherds of an Urn recorded as Trevisker Style 1
2	MCO26506	Iron Age cemetery	Findspot	Iron Age burials in a multi-period cemetery at Crantock
3	MCO26507	Iron Age cemetery	Findspot	Numerous burials outside the churchyard at Crantock and thought to date to a range of periods
4	MCO3209	Bronze Age Barrow	Documentary	Reference to <i>Barrow Park</i> in the 1840 tithe map
5	MCO29756	Trevowah Prehistoric enclosure	Cropmark	Possible Prehistoric enclosure appearing as cropmarks
6	MCO31951	Crantock early medieval field system	Structure	Earthworks visible on aerial photographs
7	MCO6964	Crantock early medieval holy well	Structure	St Ambruscas' Well is thought to be a later feature and not the original holy well
8	MCO26509	Early medieval cemetery	Find	Human bones uncovered during works at St Ambrose Villa, of uncertain date
9	MCO26511	Early medieval cemetery	Structure	<i>Old Churchyard</i> identified on the 1840 tithe map
10	MCO26512	Early medieval <i>Lann</i>	Structure	Crantock Church on the site of a <i>Lann</i>
11	MCO26515	Early medieval cemetery	Documentary	The large number of burials around Crantock leading to the a legend that it was once the burial place for seven parishes.
12	MCO33040	Treage Farm early medieval enclosure	Cropmark	Linear ditches visible on aerial photographs
13	MCO33041	Treage Farm early medieval field system	Cropmark	Perpendicular ditches visible on aerial photographs
14	MCO9916	Medieval chapel	Documentary	Chapel of St Ambrusca/Ambrose in the old churchyard until the C18th
15	MCO26510	Medieval cemetery	Structure	The discovery of human bones in the 1920 was used to support a tradition that plague victims were buried at Crantock
16	MCO6963	Medieval holy well	Structure	Nothing remains of St Ambrose's Well
17	MCO26513	Medieval chantry college	Documentary	A prebendary College existed at Crantock during the medieval period
18	MCO6300	Crantock church	Structure	Crantock parish church dedicated to St Carantoc
19	MCO26514	Medieval coffin	Structure	A stone coffin supposed to belong to one of the monks of the collegiate church
20	MCO6965	Medieval holy well	Structure	Holy Well in the centre of the village
21	MCO31954	Medieval strip fields	Cropmark	Four parallel linear banks visible on aerial photographs
22	MCO5158	Medieval cross	Structure	Modern cross and shaft on an old base
23	MCO5342	Medieval cross	Documentary	A medieval wayside cross is suggested by the field name <i>Cross Close</i> , but there are no visible remains
24	MCO14733	Halwyn medieval settlement	Documentary	Halwyn, first recorded in 1373
25	MCO26504	Medieval hall house	Documentary	Halwyn (hall+white) suggests the site of a medieval hall
26	MCO29742	Medieval leper hospital	Documentary	1597 reference to a leper house but site is unknown
27	MCO25250	Cubert common medieval field system	Structure	A series of small rectilinear enclosures within a field system are visible on aerial photographs
28	MCO20839	Crantock medieval field system	Documentary	Long parallel field boudnaries north, west and south of Crantock are suggestive of an enclosed medieval open field system
29	MCO25245	Trevowah medieval field system	Documentary	Field system on the 1840 tithe map is partially extant
30	MCO26445	Trevella medieval field system	Documentary	Field boundaries around Trevella may be the enclosed strips of a medieval field system
31	MCO21348	Roseclinton medieval field system	Documentary	The remains of a possible medieval field system visible on aerial photographs.
32	MCO506	Post-medieval findspot	Findspot	Decorated millstone near St Carantoc's Church
33	MCO26495	Post-medieval almshouse	Structure	A poorhouse is recorded on the 1840 tithe map
34	MCO29122	Post-medieval malthouse	Documentary	A malthouse is shown on the 1840 tithe map
35	MCO9036	Post-medieval blacksmithy	Structure	A blacksmithy is marked on the OS 1 st Edition map
36	MCO26496	Post-medieval almshouse	Structure	A poorhouse is recorded on the 1840 tithe map
37	MCO26491	Post-medieval horse engine	Structure	A whim house at this location is still extant
38	MCO32972	Nonconformist chapel	Structure	A Wesleyan Chapel, now a private house
39	MCO26501	Post-medieval malthouse	Documentary	A malthouse is recorded on the 1840 tithe map, but no surviving remains
40	MCO32971	Nonconformist chapel	Structure	Methodist Chapel with C20th alterations
41	MCO9080	Blacksmiths workshop	Documentary	Smithy recorded on the 1840 tithe map, but no surviving remains
42	MCO31948	Rushy Green beach defences	Structure	Four lines of linear pits are visible on aerial photographs; these are likely to be some form of WWII beach defence
43	-	Land off Halwyn Road	Structure	Stone-lined cist with two Beaker vessels excavated in 2016

3.2 LIDAR AND AERIAL PHOTOGRAPHY

The processed LiDAR data for the site (Figure 8) would appear to suggest earthwork remains are very limited, with only a hollow to the western side. However, linear features are apparent in the field adjacent to the east and north-east, and these presumably correspond with fairly recent agricultural use or – possibly – remnant plough ridges. The ground in the angle of the field to the north-east (just to the east of the site) appears quite disturbed, and it is possible these are archaeological earthworks. Lastly, there is an apparent declivity in the north-west corner of the field, visible on the ground as a pronounced dip. The review of recent and readily-available aerial photographs failed to identify anything of further interest.

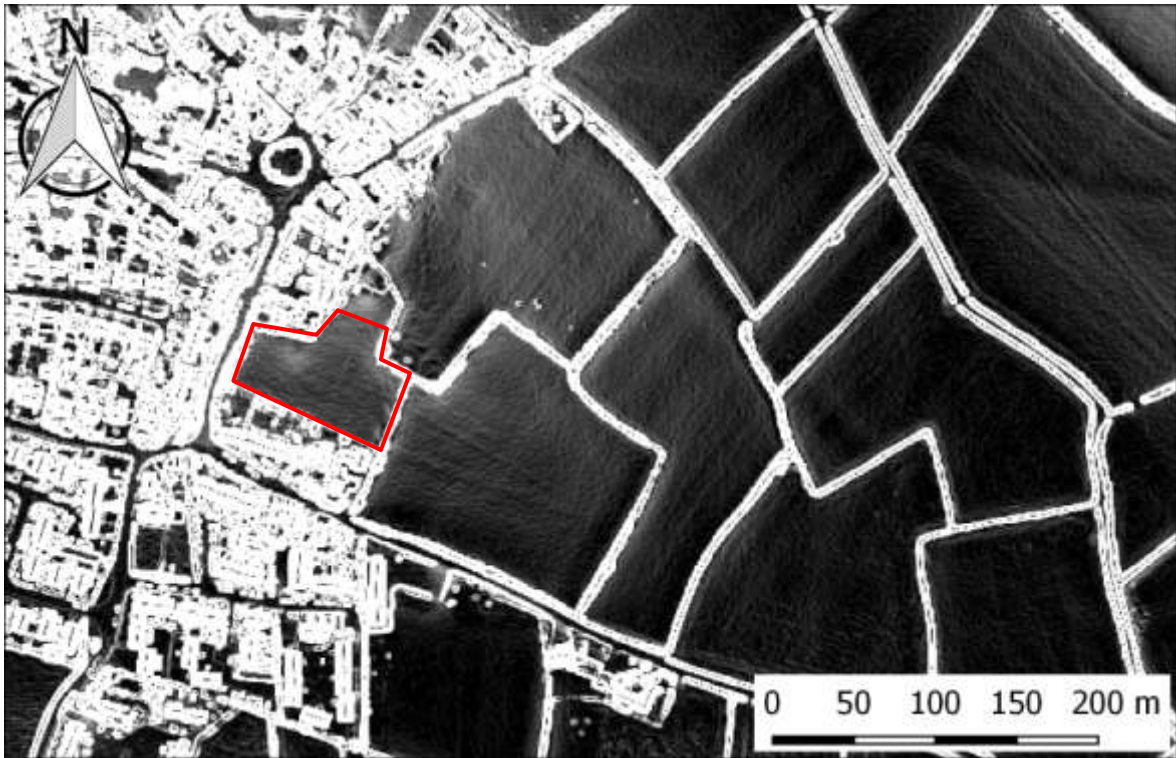


FIGURE 8: IMAGE DERIVED FROM 1M DSM LIDAR DATA, SHOWING THE SITE (INDICATED)(PROCESSED USING QGIS VER2.18.2, TERRAIN ANALYSIS/SLOPE, VERTICAL EXAGGERATION 3.0). DATA: © ENVIRONMENT AGENCY COPYRIGHT AND DATABASE RIGHTS 2017; CONTAINS OS DATA © CROWN COPYRIGHT AND DATABASE RIGHTS 2017.

3.3 WALKOVER SURVEY

The site was inspected on the 5th June 2017 by B. Morris, in weather that was both wet and periodically very windy. At that time the site was under a grass crop which would have concealed any subtle earthworks, had they been present. Greater Plantain was noted to be very common across the field, and would suggest an absence of recent cultivation. Only the eastern field boundary was historic: a stone-faced Cornish hedgebank up to 1.2m high, with low shrub-species diversity (essentially all blackthorn). The western boundary consists of a very overgrown hedge with trees on the lip of a deep holloway. The boundary to the south is 20th century in date, with a mix of concrete block, wooden and wire fencing. The north-west boundary was entirely concealed by Virginia creeper. To the north, a newly-planted hedge of laurel separates the larger part of the field from a small northern section – presumably now in separate ownership. The grass in this area was closely-mown, and the earthworks of some low field boundaries were noted here. A full set of site photographs can be found in Appendix 2.

4.0 GEOPHYSICAL SURVEY

4.1 INTRODUCTION

An area of c.0.44ha was the subject of a magnetometry (gradiometer) survey. The purpose of this survey was to identify and record magnetic anomalies within the proposed site. While identified anomalies may relate to archaeological deposits and structures the dimensions of recorded anomalies may not correspond directly with any associated features. The following discussion attempts to clarify and characterise the identified anomalies. The survey was undertaken on the 27th of June 2017 by P. Bonvoisin; the survey data was processed by Peter Bonvoisin.

4.2 METHODOLOGY

The gradiometer survey follows the general guidance as outlined in: *Geophysical Survey in Archaeological Field Evaluation* (English Heritage 2008) and *Standard and Guidance for Archaeological Geophysical Survey* (ClfA 2014b).

The survey was carried out using a twin-sensor fluxgate gradiometer (Bartington Grad601). These machines are sensitive to depths of up to 1.50m. The survey parameters were: sample intervals of 0.25m, traverse intervals of 1m, a zigzag traverse pattern, traverse orientation was circumstantial, grid squares of 30×30m. The gradiometer was adjusted ('zeroed') every 0.5-1ha. The survey grid was tied into the Ordnance Survey National Grid. The data was downloaded onto *Grad601 Version 3.16* and processed using *TerraSurveyor Version 3.0.25.0*. The primary data plots and analytical tools used in this analysis were *Shade* and *Metadata*. The details of the data processing are as follows:

Processes: Clip +/- 3SD; DeStripe all traverses, median.

Details: 0.4446ha surveyed; Max. 98.11nT, Min. -134.08nT; Standard Deviation 13.26nT, mean -0.99nT, median 0nT.



FIGURE 9: VIEW ACROSS SITE; VIEW FACING NORTH-WEST.



FIGURE 10: VIEW ACROSS THE SITE; VIEW FACING NORTH-EAST.

4.3 SITE INSPECTION

The site comprises of a small field to the north of Halwyn Road and immediately to the east of Halwyn Hill. The site was bounded by a Cornish hedgebank to the east, and open to the north; to the south the site is bounded by a concrete block wall and garden fencing. The site had been recently cut to allow for the geophysical survey to take place. There were no visible earthworks or archaeological features and no finds were recovered.

4.4 RESULTS

Table 4 with the accompanying Figures 11 and 12 show the analyses and interpretation of the geophysical survey data. Additional graphic images of the survey data and numbered grid locations can be found in Appendix 1.

TABLE 4: INTERPRETATION OF GRADIOMETER SURVEY DATA.

Anomaly Group	Class and Certainty	Form	Archaeological Characterisation	Comments
1	Weak/moderate positive, probable	Linear	Possible ditch	Possible ditch related to previous field boundaries, but no relevant boundaries evident on historic mapping. Responses of c.+1.3nT to 7.9nT.
2	Weak/moderate positive, probable	Linear	Possible ditch	Possible ditch related to previous field boundaries, but no relevant boundaries evident on historic mapping. Responses of c.+1.8nT to 9nT.
3	Moderate positive, probable	Linear	Possible ditch	Possible ditch related to previous field boundaries, but no relevant boundaries evident on historic mapping. Responses of c.+5nT to +9.4nT.
4	Moderate positive, possible	Linear	Possible ditch	Indicative of cut feature, possibly relating to earlier position of nearby field boundary, or agricultural disturbance, due to the proximity to the current field boundary. Responses of c.+3nT to +5.7nT.
5	Weak/moderate	Linear	Possible ditch or	Indicative of a cut feature or disturbance related

Anomaly Group	Class and Certainty	Form	Archaeological Characterisation	Comments
	positive, possible		modern disturbance	to a utility that runs across the site immediately to the south of this feature. Responses of c.+1.3nT to +8.4nT.
6	Moderate positive, possible	Curved linear	Possible ditch or modern disturbance	Indicative of a cut feature or disturbance related to a utility that runs across the site immediately to the north of this feature. Responses of c.+2.8nT to +13nT.
7	Moderate positive, probable	Linear	Possible ditch	Possible ditch related to previous field boundaries, but no relevant boundaries evident on historic mapping. Responses of c.+2.8nT to +6.3nT.
8	Weak/moderate negative, probable	Circular linear	Possible circular earthwork	Indicative of features such as an earthwork, or a stone filled ditch. Responses of c.-2nT to -15nT.

4.5 DISCUSSION

The survey identified eight groups of anomalies. These were predominantly linear anomalies, potentially associated with previous field systems. A ring shaped feature of probable archaeological relevance also appears on site, as well as multiple areas of magnetic disturbance.

Group 1 are weak to moderate (+1.3nT to +7.9nT) positive linears, likely a single fragmented linear. The survey response is indicative of a probable ditch, presumably relict field boundaries. Group 7 runs perpendicular to this anomaly group and may be a related feature.

Group 2 is a weak to moderate (+1.8nT to +9nT) positive linear. The survey response is indicative of a probable ditch; Group 3 runs perpendicular to this anomaly group and may be a related feature.

Group 3 is a moderate (+5nT to +9.4nT) positive linear. The survey response is indicative of a probable ditch; Group 2 runs perpendicular to this anomaly group and may be a related feature.

Group 4 is a moderate (+3nT to +5.7nT) positive linear, indicative of a cut feature. This group may be related to previous field boundaries or agricultural disturbance.

Groups 5 (+1.3nT to +8.4nT) and 6 (+2.8nT to +6.3nT), are weak to moderate and moderate positive linears that run either side of magnetic disturbance. They are indicative of ditch features but their proximity to magnetic disturbance (due to a utility) may represent modern disturbance.

Group 7 is a moderate (+2.8nT to +6.3nT) positive linear, the survey response is indicative of a probable ditch. Group 1 runs perpendicular to this anomaly group and may be a related feature.

Group 8 is a weak to moderate (-2nT to -15nT) negative circular linear, probably archaeological in nature. The form and response of this feature suggest a possible ring shaped earthwork, but this corresponds with a visible dip in the ground here.

Di-Polar anomalies and magnetic disturbance are also located across the site. The Di-Polar anomalies are present across the site in an amorphous spread. Magnetic disturbance is located along the south-west boundary of the site, in the southern corner of the site and on a north-west to south-east linear across grids a5 and a2. The magnetic disturbance along the boundary of the site likely represents modern metallic features such as fencing and the gate into the site. The linear across grids a5 and a2 appears to be a modern utility.

Land off Halwyn Road, Crantock, Cornwall



FIGURE 11: SHADE PLOT OF GRADIOMETER SURVEY DATA; MINIMAL PROCESSING (INSET FROM 2016 GEOPHYSICAL SURVEY OF NEIGHBOURING FIELD).

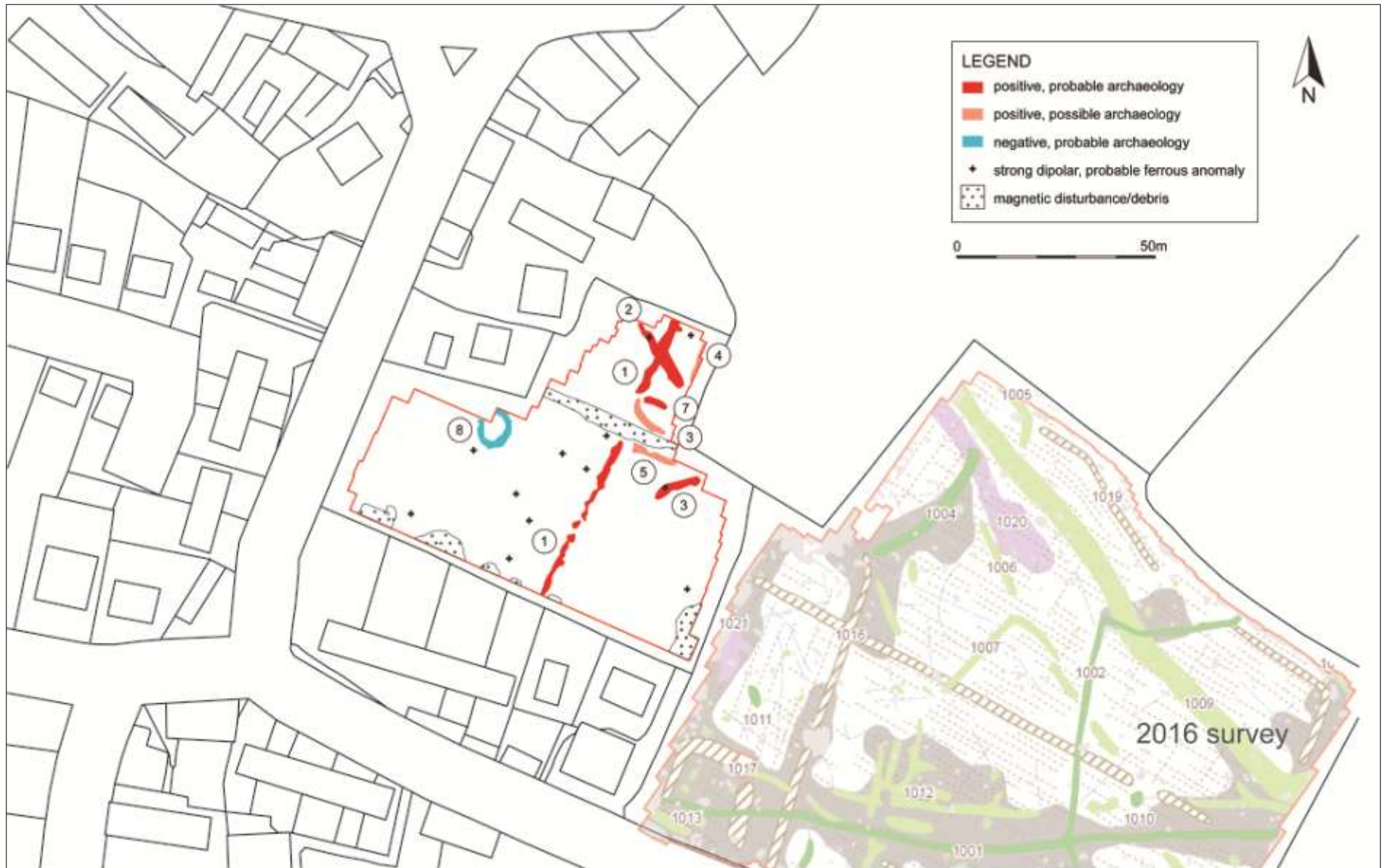


FIGURE 12: INTERPRETATION OF GRADIOMETER SURVEY DATA (INSET FROM 2016 GEOPHYSICAL SURVEY OF NEIGHBOURING FIELD).

5.0 HISTORIC VISUAL IMPACT ASSESSMENT

5.1 HERITAGE IMPACT ASSESSMENT - OVERVIEW

The purpose of heritage impact assessment is twofold: Firstly, to understand – insofar as is reasonably practicable and in proportion to the importance of the asset – the significance of a historic building, complex, area or archaeological monument (the ‘heritage asset’). Secondly, to assess the likely effect of a proposed development on nearby heritage assets (direct impact) and their setting (indirect impact). The methodology employed in this assessment is based on the staged approach advocated in *The Setting of Heritage Assets* (GPA3 Historic England 2015), used in conjunction with the ICOMOS (2011) and DoT (DMRB vol.11; WEBTAG) guidance. Sections 5.2-5.6 discuss policy, concepts and approach; section 5.7 covers the methodology, and section 5.8 individual assessments.

5.2 NATIONAL POLICY

General policy and guidance for the conservation of the historic environment are now contained within the *National Planning Policy Framework* (Department for Communities and Local Government 2012). The relevant guidance is reproduced below:

Paragraph 128

In determining applications, local planning authorities should require the applicant to describe the significance of any heritage assets affected, including the contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should be consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which a development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Paragraph 129

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset’s conservation and any aspect of the proposal.

A further key document is the Planning (Listed Buildings and Conservation Areas) Act 1990, in particular section 66(1), which provides *statutory protection* to the setting of Listed buildings:

In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

5.3 CULTURAL VALUE – DESIGNATED HERITAGE ASSETS

The majority of the most important (‘nationally important’) heritage assets are protected through *designation*, with varying levels of statutory protection. These assets fall into one of six categories, although designations often overlap, so a Listed early medieval cross may also be Scheduled, lie

within the curtilage of Listed church, inside a Conservation Area, and on the edge of a Registered Park and Garden that falls within a world Heritage Site.

5.3.1 LISTED BUILDINGS

A Listed building is an occupied dwelling or standing structure which is of special architectural or historical interest. These structures are found on the *Statutory List of Buildings of Special Architectural or Historic Interest*. The status of Listed buildings is applied to 300,000-400,000 buildings across the United Kingdom. Recognition of the need to protect historic buildings began after the Second World War, where significant numbers of buildings had been damaged in the county towns and capitals of the United Kingdom. Buildings that were considered to be of 'architectural merit' were included. The Inspectorate of Ancient Monuments supervised the collation of the list, drawn up by members of two societies: The Royal Institute of British Architects and the Society for the Protection of Ancient Buildings. Initially the lists were only used to assess which buildings should receive government grants to be repaired and conserved if damaged by bombing. The *Town and Country Planning Act 1947* formalised the process within England and Wales, Scotland and Ireland following different procedures. Under the 1979 *Ancient Monuments and Archaeological Areas Act* a structure cannot be considered a Scheduled Monument if it is occupied as a dwelling, making a clear distinction in the treatment of the two forms of heritage asset. Any alterations or works intended to a Listed Building must first acquire Listed Building Consent, as well as planning permission. Further phases of 'listing' were rolled out in the 1960s, 1980s and 2000s; English Heritage advise on the listing process and administer the procedure, in England, as with the Scheduled Monuments.

Some exemption is given to buildings used for worship where institutions or religious organisations (such as the Church of England) have their own permissions and regulatory procedures. Some structures, such as bridges, monuments, military structures and some ancient structures may also be Scheduled as well as Listed. War memorials, milestones and other structures are included in the list, and more modern structures are increasingly being included for their architectural or social value.

Buildings are split into various levels of significance: Grade I (2.5% of the total) representing buildings of exceptional (international) interest; Grade II* (5.5% of the total) representing buildings of particular (national) importance; Grade II (92%) buildings are of merit and are by far the most widespread. Inevitably, accuracy of the Listing for individual structures varies, particularly for Grade II structures; for instance, it is not always clear why some 19th century farmhouses are Listed while others are not, and differences may only reflect local government boundaries, policies and individuals.

Other buildings that fall within the curtilage of a Listed building are afforded some protection as they form part of the essential setting of the designated structure, e.g. a farmyard of barns, complexes of historic industrial buildings, service buildings to stately homes etc. These can be described as having *group value*.

5.3.2 CONSERVATION AREAS

Local authorities are obliged to identify and delineate areas of special architectural or historic interest as Conservation Areas, which introduces additional controls and protection over change within those places. Usually, but not exclusively, they relate to historic settlements, and there are c.7000 Conservation Areas in England.

5.3.3 SCHEDULED MONUMENTS

In the United Kingdom, a Scheduled Monument is considered an historic building, structure (ruin) or archaeological site of '**national importance**'. Various pieces of legislation, under planning,

conservation, etc., are used for legally protecting heritage assets given this title from damage and destruction; such legislation is grouped together under the term 'designation', that is, having statutory protection under the *Ancient Monuments and Archaeological Areas Act 1979*. A heritage asset is a part of the historic environment that is valued because of its historic, archaeological, architectural or artistic interest; those of national importance have extra legal protection through designation.

Important sites have been recognised as requiring protection since the late 19th century, when the first 'schedule' or list of monuments was compiled in 1882. The conservation and preservation of these monuments was given statutory priority over other land uses under this first schedule. County Lists of the monuments are kept and updated by the Department for Culture, Media and Sport. In the later 20th century sites are identified by English Heritage (one of the Government's advisory bodies) of being of national importance and included in the schedule. Under the current statutory protection any works required on or to a designated monument can only be undertaken with a successful application for Scheduled Monument Consent. There are 19,000-20,000 Scheduled Monuments in England.

5.3.4 REGISTERED PARKS AND GARDENS

Culturally and historically important 'man-made' or 'designed' landscapes, such as parks and gardens are currently "listed" on a non-statutory basis, included on the 'Register of Historic Parks and Gardens of special historic interest in England' which was established in 1983 and is, like Listed Buildings and Scheduled Monuments, administered by Historic England. Sites included on this register are of **national importance** and there are currently 1,600 sites on the list, many associated with stately homes of Grade II* or Grade I status. Emphasis is laid on 'designed' landscapes, not the value of botanical planting. Sites can include town squares and private gardens, city parks, cemeteries and gardens around institutions such as hospitals and government buildings. Planned elements and changing fashions in landscaping and forms are a main focus of the assessment.

5.3.5 REGISTERED BATTLEFIELDS

Battles are dramatic and often pivotal events in the history of any people or nation. Since 1995 Historic England maintains a register of 46 battlefields in order to afford them a measure of protection through the planning system. The key requirements for registration are battles of national significance, a securely identified location, and its topographical integrity – the ability to 'read' the battle on the ground.

5.3.6 WORLD HERITAGE SITES

Arising from the UNESCO World Heritage Convention in 1972, Article 1 of the Operational Guidelines (2015, no.49) states: 'Outstanding Universal Value means cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations of all humanity'. These sites are recognised at an international level for their intrinsic importance to the story of humanity, and should be accorded the highest level of protection within the planning system.

5.3.7 VALUE AND IMPORTANCE

While every heritage asset, designated or otherwise, has some intrinsic merit, the act of designation creates a hierarchy of importance that is reflected by the weight afforded to their preservation and enhancement within the planning system. The system is far from perfect, impaired by an imperfect understanding of individual heritage assets, but the value system that has evolved does provide a useful guide to the *relative* importance of heritage assets. Provision is also made for heritage assets where value is not recognised through designation (e.g.

undesigned ‘monuments of Schedulable quality and importance’ should be regarded as being of *high* value); equally, there are designated monuments and structures of *low* relative merit.

TABLE 5: THE HIERARCHY OF VALUE/IMPORTANCE (BASED ON THE DMRB VOL.11 TABLES 5.1, 6.1 & 7.1).

Hierarchy of Value/Importance	
Very High	Structures inscribed as of universal importance as World Heritage Sites; Other buildings of recognised international importance; World Heritage Sites (including nominated sites) with archaeological remains; Archaeological assets of acknowledged international importance; Archaeological assets that can contribute significantly to international research objectives; World Heritage Sites inscribed for their historic landscape qualities; Historic landscapes of international value, whether designated or not; Extremely well preserved historic landscapes with exceptional coherence, time-depth, or other critical factor(s).
High	Scheduled Monuments with standing remains; Grade I and Grade II* (Scotland: Category A) Listed Buildings; Other Listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the Listing grade; Conservation Areas containing very important buildings; Undesignated structures of clear national importance; Undesignated assets of Schedulable quality and importance; Assets that can contribute significantly to national research objectives. Designated historic landscapes of outstanding interest; Undesignated landscapes of outstanding interest; Undesignated landscapes of high quality and importance, demonstrable national value; Well-preserved historic landscapes, exhibiting considerable coherence, time-depth or other critical factor(s).
Medium	Grade II (Scotland: Category B) Listed Buildings; Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical associations; Conservation Areas containing buildings that contribute significantly to its historic character; Historic Townscape or built-up areas with important historic integrity in their buildings, or built settings (e.g. including street furniture and other structures); Designated or undesignated archaeological assets that contribute to regional research objectives; Designated special historic landscapes; Undesignated historic landscapes that would justify special historic landscape designation, landscapes of regional value; Averagely well-preserved historic landscapes with reasonable coherence, time-depth or other critical factor(s).
Low	Locally Listed buildings (Scotland Category C(S) Listed Buildings); Historic (unlisted) buildings of modest quality in their fabric or historical association; Historic Townscape or built-up areas of limited historic integrity in their buildings, or built settings (e.g. including street furniture and other structures); Designated and undesignated archaeological assets of local importance; Archaeological assets compromised by poor preservation and/or poor survival of contextual associations; Archaeological assets of limited value, but with potential to contribute to local research objectives; Robust undesignated historic landscapes; Historic landscapes with importance to local interest groups; Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations.
Negligible	Buildings of no architectural or historical note; buildings of an intrusive character; Assets with very little or no surviving archaeological interest; Landscapes with little or no significant historical interest.
Unknown	Buildings with some hidden (i.e. inaccessible) potential for historic significance; The importance of the archaeological resource has not been ascertained.

5.4 CONCEPTS – CONSERVATION PRINCIPLES

In making an assessment, this document adopts the conservation values (*evidential, historical, aesthetic and communal*) laid out in *Conservation Principles* (English Heritage 2008), and the concepts of *authenticity* and *integrity* as laid out in the guidance on assessing World Heritage Sites (ICOMOS 2011). This is in order to determine the relative importance of *setting* to the significance of a given heritage asset.

5.4.1 EVIDENTIAL VALUE

Evidential value (or research potential) is derived from the potential of a structure or site to provide physical evidence about past human activity, and may not be readily recognised or even visible. This is the primary form of data for periods without adequate written documentation. This is the least equivocal value: evidential value is absolute; all other ascribed values (see below) are subjective.

5.4.2 HISTORICAL VALUE

Historical value (narrative) is derived from the ways in which past people, events and aspects of life can be connected via a place to the present; it can be *illustrative* or *associative*.

Illustrative value is the visible expression of evidential value; it has the power to aid interpretation of the past through making connections with, and providing insights into, past communities and their activities through a shared experience of place. Illustrative value tends to be greater if a place features the first or only surviving example of a particular innovation of design or technology.

Associative value arises from a connection to a notable person, family, event or historical movement. It can intensify understanding by linking the historical past to the physical present, always assuming the place bears any resemblance to its appearance at the time. Associational value can also be derived from known or suspected links with other monuments (e.g. barrow cemeteries, church towers) or cultural affiliations (e.g. Methodism).

Buildings and landscapes can also be associated with literature, art, music or film, and this association can inform and guide responses to those places.

Historical value depends on sound identification and the direct experience of physical remains or landscapes. Authenticity can be strengthened by change, being a living building or landscape, and historical values are harmed only where adaptation obliterates or conceals them. The appropriate use of a place – e.g. a working mill, or a church for worship – illustrates the relationship between design and function and may make a major contribution to historical value. Conversely, cessation of that activity – e.g. conversion of farm buildings to holiday homes – may essentially destroy it.

5.4.3 AESTHETIC VALUE

Aesthetic value (emotion) is derived from the way in which people draw sensory and intellectual stimulation from a place or landscape. Value can be the result of *conscious design*, or the *fortuitous outcome* of landscape evolution; many places combine both aspects, often enhanced by the passage of time.

Design value relates primarily to the aesthetic qualities generated by the conscious design of a building, structure or landscape; it incorporates composition, materials, philosophy and the role of patronage. It may have associational value, if undertaken by a known architect or landscape gardener, and its importance is enhanced if it is seen as innovative, influential or a good surviving example. Landscape parks, country houses and model farms all have design value. The landscape is not static, and a designed feature can develop and mature, resulting in the 'patina of age'.

Some aesthetic value developed *fortuitously* over time as the result of a succession of responses within a particular cultural framework e.g. the seemingly organic form of an urban or rural landscape or the relationship of vernacular buildings and their materials to the landscape. Aesthetic values are where proposed developments usually have their most pronounced impact: the indirect effects of most developments are predominantly visual or aural, and can extend many kilometres from the site itself. In many instances the impact of a development is incongruous, but that is itself an aesthetic response, conditioned by prevailing cultural attitudes to what the historic landscape should look like.

5.4.4 COMMUNAL VALUE

Communal value (togetherness) is derived from the meaning a place holds for people, and may be closely bound up with historical/associative and aesthetic values; it can be *commemorative, symbolic, social* or *spiritual*.

Commemorative and symbolic value reflects the meanings of a place to those who draw part of their identity from it, or who have emotional links to it e.g. war memorials. Some buildings or places (e.g. the Palace of Westminster) can symbolise wider values. Other places (e.g. Porton Down Chemical Testing Facility) have negative or uncomfortable associations that nonetheless have meaning and significance to some and should not be forgotten. *Social value* need not have any relationship to surviving fabric, as it is the continuity of function that is important. *Spiritual value* is attached to places and can arise from the beliefs of a particular religion or past or contemporary perceptions of the spirit of place. Spiritual value can be ascribed to places sanctified by hundreds of years of veneration or worship, or wild places with few signs of modern life. Value is dependent on the perceived survival of historic fabric or character, and can be very sensitive to change. The key aspect of communal value is that it brings specific groups of people together in a meaningful way.

5.4.5 AUTHENTICITY

Authenticity, as defined by UNESCO (2015, no.80), is the ability of a property to convey the attributes of the outstanding universal value of the property. 'The ability to understand the value attributed to the heritage depends on the degree to which information sources about this value may be understood as credible or truthful'. Outside of a World Heritage Site, authenticity may usefully be employed to convey the sense a place or structure is a truthful representation of the thing it purports to portray. Converted farmbuildings, for instance, survive in good condition, but are drained of the authenticity of a working farm environment.

5.4.6 INTEGRITY

Integrity, as defined by UNESCO (2015, no.88), is the measure of wholeness or intactness of the cultural heritage and its attributes. Outside of a World Heritage Site, integrity can be taken to represent the survival and condition of a structure, monument or landscape. The intrinsic value of those examples that survive in good condition is undoubtedly greater than those where survival is partial and condition poor.

5.4.7 SUMMARY

As indicated, individual developments have a minimal or tangential effect on most of the heritage values outlined above, largely because almost all effects are indirect. The principle values in contention are aesthetic/designed and, to a lesser degree aesthetic/fortuitous. There are also clear implications for other value elements (particularly historical and associational, communal and spiritual), where views or sensory experience is important. As ever, however, the key element here is not the intrinsic value of the heritage asset, nor the impact on setting, but the relative contribution of setting to the value of the asset.

5.5 SETTING – THE SETTING OF HERITAGE ASSETS

The principal guidance on this topic is contained within two publications: *The Setting of Heritage Assets* (Historic England 2015) and *Seeing History in the View* (English Heritage 2011). While interlinked and complementary, it is useful to consider heritage assets in terms of their *setting* i.e. their immediate landscape context and the environment within which they are seen and experienced, and their *views* i.e. designed or fortuitous vistas experienced by the visitor when at the heritage asset itself, or those that include the heritage asset. This corresponds to the experience of its wider landscape setting.

Where the impact of a proposed development is largely indirect, *setting* is the primary consideration of any HIA. It is a somewhat nebulous and subjective assessment of what does, should, could or did constitute the lived experience of a monument or structure. The following extracts are from the Historic England publication *The Setting of Heritage Assets* (2015, 2 & 4):

The NPPF makes it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve.

Setting is not a heritage asset, nor a heritage designation. Its importance lies in what it contributes to the significance of the heritage asset. This depends on a wide range of physical elements within, as well as perceptual and associational attributes, pertaining to the heritage asset's surroundings.

While setting can be mapped in the context of an individual application or proposal, it does not have a fixed boundary and cannot be definitively and permanently described for all time as a spatially bounded area or as lying within a set distance of a heritage asset because what comprises a heritage asset's setting may change as the asset and its surroundings evolve or as the asset becomes better understood or due to the varying impacts of different proposals.

The HIA below sets out to determine the magnitude of the effect and the sensitivity of the heritage asset to that effect. The fundamental issue is that proximity and visual and/or aural relationships may affect the experience of a heritage asset, but if setting is tangential to the significance of that monument or structure, then the impact assessment will reflect this. This is explored in more detail below.

5.5.1 LANDSCAPE CONTEXT

The determination of *landscape context* is an important part of the assessment process. This is the physical space within which any given heritage asset is perceived and experienced. The experience of this physical space is related to the scale of the landform, and modified by cultural and biological factors like field boundaries, settlements, trees and woodland. Together, these determine the character and extent of the setting.

Landscape context is based on topography, and can vary in scale from the very small – e.g. a narrow valley where views and vistas are restricted – to the very large – e.g. wide valleys or extensive upland moors with 360° views. Where very large landforms are concerned, a distinction can be drawn between the immediate context of an asset (this can be limited to a few hundred metres or less, where cultural and biological factors impede visibility and/or experience), and the wider context (i.e. the wider landscape within which the asset sits).

When new developments are introduced into a landscape, proximity alone is not a guide to magnitude of effect. Dependant on the nature and sensitivity of the heritage asset, the magnitude of effect is potentially much greater where the proposed development is to be located within the landscape context of a given heritage asset. Likewise, where the proposed development would be located outside the landscape context of a given heritage asset, the magnitude of effect would usually be lower. Each case is judged on its individual merits, and in some instances the significance of an asset is actually greater outside of its immediate landscape context; for example, where church towers function as landmarks in the wider landscape.

5.5.2 VIEWS

Historic and significant views are the associated and complementary element to setting, but can be considered separately as developments may appear in a designed view without necessarily falling within the setting of a heritage asset *per se*. As such, significant views fall within the aesthetic value of a heritage asset, and may be *designed* (i.e. deliberately conceived and arranged,

such as within parkland or an urban environment) or *fortuitous* (i.e. the graduated development of a landscape 'naturally' brings forth something considered aesthetically pleasing, or at least impressive, as with particular rural landscapes or seascapes), or a combination of both (i.e. the *patina of age*, see below). The following extract is from the English Heritage publication *Seeing History in the View* (2011, 3):

Views play an important part in shaping our appreciation and understanding of England's historic environment, whether in towns or cities or in the countryside. Some of those views were deliberately designed to be seen as a unity. Much more commonly, a significant view is a historical composite, the cumulative result of a long process of development.

The Setting of Heritage Assets (2015, 3) lists a number of instances where views contribute to the particular significance of a heritage asset:

- Views where relationships between the asset and other historic assets or places or natural features are particularly relevant;
- Views with historical associations, including viewing points and the topography of battlefields;
- Views where the composition within the view was a fundamental aspect of the design or function of the heritage asset;
- Views between heritage assets and natural or topographic features, or phenomena such as solar and lunar events;
- Views between heritage assets which were intended to be seen from one another for aesthetic, functional, ceremonial or religious reasons, such as military or defensive sites, telegraphs or beacons, Prehistoric funerary and ceremonial sites.

On a landscape scale, views, taken in the broadest sense, are possible from anywhere to anything, and each may be accorded an aesthetic value according to subjective taste. Given that terrain, the biological and built environment, and public access restrict our theoretical ability to see anything from anywhere, in this assessment the term *principal view* is employed to denote both the deliberate views created within designed landscapes, and those fortuitous views that may be considered of aesthetic value and worth preserving. It should be noted, however, that there are distance thresholds beyond which perception and recognition fail, and this is directly related to the scale, height, massing and nature of the heritage asset in question. For instance, beyond 2km the Grade II cottage comprises a single indistinct component within the wider historic landscape, whereas at 5km or even 10km a large stately home or castle may still be recognisable. By extension, where assets cannot be seen or recognised i.e. entirely concealed within woodland, or too distant to be distinguished, then visual harm to setting is moot. To reflect this emphasis on recognition, the term *landmark asset* is employed to denote those sites where the structure (e.g. church tower), remains (e.g. earthwork ramparts) or – in some instances – the physical character of the immediate landscape (e.g. a distinctive landform like a tall domed hill) make them visible on a landscape scale. In some cases, these landmark assets may exert landscape *primacy*, where they are the tallest or most obvious man-made structure within line-of-sight. However, this is not always the case, typically where there are numerous similar monuments (multiple engine houses in mining areas, for instance) or where modern developments have overtaken the heritage asset in height and/or massing.

Yet visibility alone is not a clear guide to visual impact. People perceive size, shape and distance using many cues, so context is critically important. For instance, research on electricity pylons (Hull & Bishop 1988) has indicated scenic impact is influenced by landscape complexity: the visual impact of pylons is less pronounced within complex scenes, especially at longer distances, presumably because they are less of a focal point and the attention of the observer is diverted. There are many qualifiers that serve to increase or decrease the visual impact of a proposed development (see Table 2), some of which are seasonal or weather-related.

Thus the principal consideration of assessment of indirect effects cannot be visual impact *per se*. It is an assessment of the likely magnitude of effect, the importance of setting to the significance of the heritage asset, and the sensitivity of that setting to the visual or aural intrusion of the proposed development. The schema used to guide assessments is shown in Table 3 (below).

5.6 METHODOLOGY

The methodology adopted in this document is based on that outlined in *The Setting of Heritage Assets* (English Heritage 2011 and 2015 Guidance Note). The assessment of visual impact at this stage of the development is an essentially subjective one, and is based on the experience and professional judgement of the authors.

Visibility alone is not a clear guide to impact. People perceive size, shape and distance using many cues, so context is critically important. For instance, research on electricity pylons (Hull & Bishop 1988) has indicated scenic impact is influenced by landscape complexity: the visual impact of pylons is less pronounced within complex scenes, especially at longer distances, presumably because they are less of a focal point and the attention of the observer is diverted. There are many qualifiers that serve to increase or decrease the visual impact of a proposed development (see Table 3), some of which are seasonal or weather-related.

The principal consideration of this assessment is not visual impact *per se*. It is an assessment of the likely magnitude of effect, the importance of setting to the significance of heritage assets, and the sensitivity of that setting to the visual intrusion of the proposed development. The schema used to guide assessments is shown in Table 3 (below). A key consideration in these assessments is the concept of *landscape context* (see below).

5.6.1 ASSESSMENT AND LANDSCAPE CONTEXT

The determination of *landscape context* is an important part of the assessment process. This is the physical space within which any given heritage asset is perceived and experienced. The experience of this physical space is related to the scale of the landform, and modified by cultural and biological factors like field boundaries, settlements, trees and woodland.

Landscape context is based on topography, and can vary in scale from the very small – e.g. a narrow valley where views and vistas are restricted – to the very large – e.g. wide valleys or extensive upland moors with 360° views. Where very large landforms are concerned, a distinction can be drawn between the immediate context of an asset (this can be limited to a few hundred metres or less, where cultural and biological factors impede visibility and/or experience), and the wider context (i.e. the wider landscape within which the asset sits).

When new developments are introduced into a landscape, proximity alone is not a guide to magnitude of effect. Dependant on the nature and sensitivity of the heritage asset, the magnitude of effect is potentially much greater where the proposed development is to be located within the landscape context of a given heritage asset. Likewise, where the proposed development would be located outside the landscape context of a given heritage asset, the magnitude of effect would usually be lower. Each case is judged on its individual merits, and in some instances the significance of an asset is actually greater outside of its immediate landscape context, for example, where church towers function as landmarks in the wider landscape.

5.7 TYPE AND SCALE OF IMPACT

The effect of a proposed development on a heritage asset can be direct (i.e. the designated structure itself is being modified or demolished, the archaeological monument will be built over),

or indirect (e.g. a housing estate built in the fields next to a Listed farmhouse, and wind turbine erected near a hillfort etc.); in the latter instance the principal effect is on the setting of the heritage asset. A distinction can be made between construction and operational phase effects. Individual developments can affect multiple heritage assets (aggregate impact), and contribute to overall change within the historic environment (cumulative impact).

Construction phase: construction works have direct, physical effects on the buried archaeology of a site, and a pronounced but indirect effect on neighbouring properties. Direct effects may extend beyond the nominal footprint of a site e.g. where related works or site compounds are located off-site. Indirect effects are both visual and aural, and may also affect air quality, water flow and traffic in the local area.

Operational phase: the operational phase of a development is either temporary (e.g. wind turbine or mobile phone mast) or effectively permanent (housing development or road scheme). The effects at this stage are largely indirect, and can be partly mitigated over time through provision of screening. Large development would have an effect on historic landscape character, as they transform areas from one character type (e.g. agricultural farmland) into another (e.g. suburban).

Cumulative Impact: a single development will have a physical and a visual impact, but a second and a third site in the same area will have a synergistic and cumulative impact above and beyond that of a single site. The cumulative impact of a proposed development is particularly difficult to estimate, given the assessment must take into consideration operational, consented and proposals in planning.

Aggregate Impact: a single development will usually affect multiple individual heritage assets. In this assessment, the term aggregate impact is used to distinguish this from cumulative impact. In essence, this is the impact on the designated parts of the historic environment as a whole.

5.7.1 SCALE OF IMPACT

The effect of development and associated infrastructure on the historic environment can include positive as well as negative outcomes. However, all development changes the character of a local environment, and alters the character of a building, or the setting within which it is experienced. Change is invariably viewed as negative, particularly within respect to larger developments; thus while there can be beneficial outcomes (e.g. positive/moderate), there is a presumption here that, as large and inescapably modern intrusive visual actors in the historic landscape, the impact of a development will almost always be **neutral** (i.e. no impact) or **negative** i.e. it will have a **detrimental impact** on the setting of ancient monuments and protected historic buildings.

This assessment incorporates the systematic approach outlined in the ICOMOS and DoT guidance (see Tables 7-8), used to complement and support the more narrative but subjective approach advocated by Historic England (see Table 9). This provides a useful balance between rigid logic and nebulous subjectivity (e.g. the significance of effect on a Grade II Listed building can never be greater than moderate/large; an impact of negative/substantial is almost never achieved). This is in adherence with GPA3 (2015, 7).

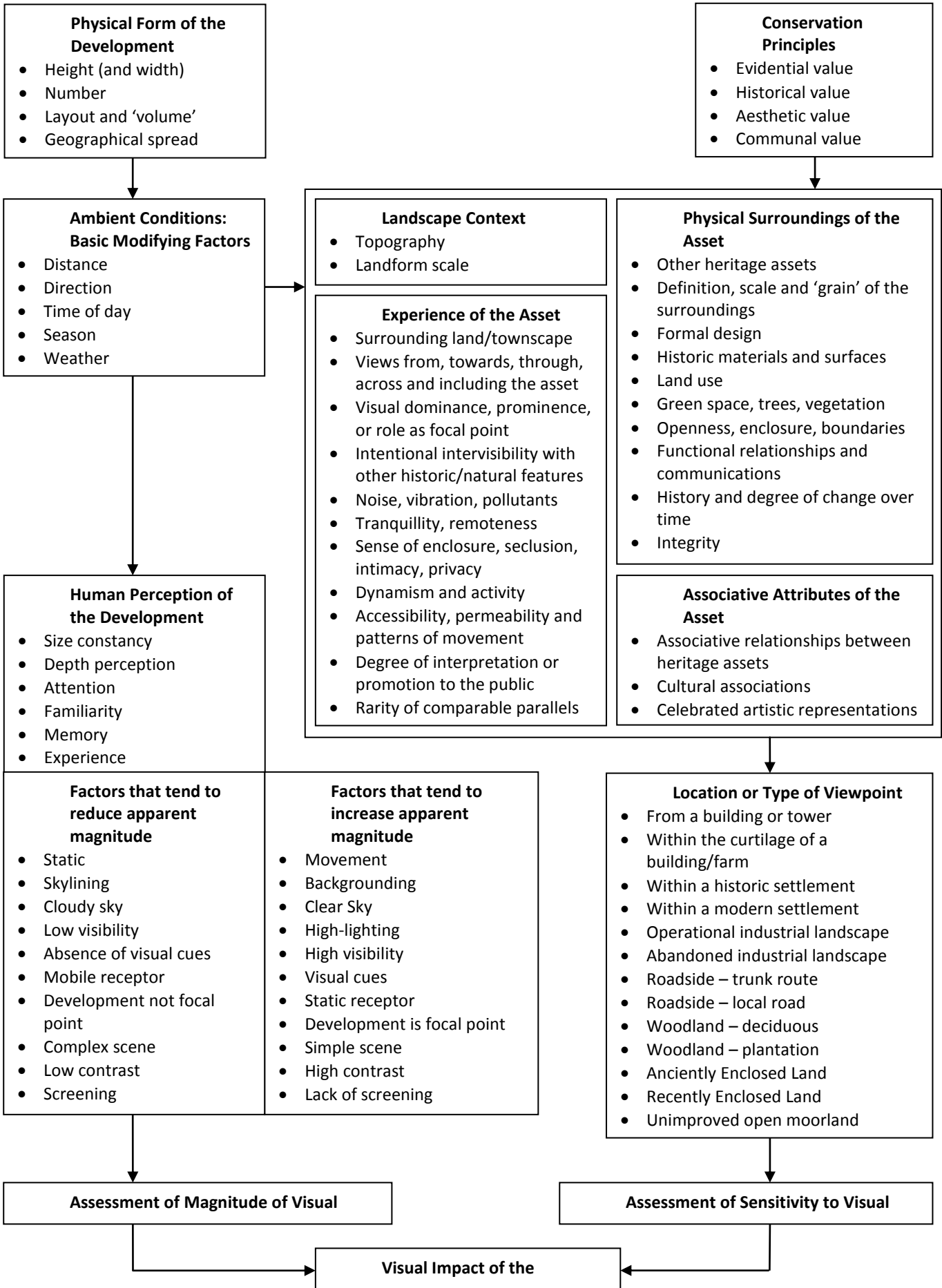


TABLE 6: THE CONCEPTUAL MODEL FOR VISUAL IMPACT ASSESSMENT PROPOSED BY THE UNIVERSITY OF NEWCASTLE (2002, 63), MODIFIED TO INCLUDE ELEMENTS OF ASSESSMENT STEP 2 FROM THE SETTING OF HERITAGE ASSETS (ENGLISH HERITAGE 2011, 19).

TABLE 7: MAGNITUDE OF IMPACT (BASED ON DMRB VOL.11 TABLES 5.3, 6.3 AND 7.3).

Factors in the Assessment of Magnitude of Impact – Buildings and Archaeology	
Major	Change to key historic building elements, such that the resource is totally altered; Change to most or all key archaeological materials, so that the resource is totally altered; Comprehensive changes to the setting.
Moderate	Change to many key historic building elements, the resource is significantly modified; Changes to many key archaeological materials, so that the resource is clearly modified; Changes to the setting of an historic building or asset, such that it is significantly modified.
Minor	Change to key historic building elements, such that the asset is slightly different; Changes to key archaeological materials, such that the asset is slightly altered; Change to setting of an historic building, such that it is noticeably changed.
Negligible	Slight change to elements of a heritage asset or setting that hardly affects it.
No Change	No change to fabric or setting.
Factors in the Assessment of Magnitude of Impact – Historic Landscapes	
Major	Change to most or all key historic landscape elements, parcels or components; extreme visual effects; gross change of noise or change to sound quality; fundamental changes to use or access; resulting in total change to historic landscape character unit.
Moderate	Changes to many key historic landscape elements, parcels or components, visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, considerable changes to use or access; resulting in moderate changes to historic landscape character.
Minor	Changes to few key historic landscape elements, parcels or components, slight visual changes to few key aspects of historic landscape, limited changes to noise levels or sound quality; slight changes to use or access: resulting in limited changes to historic landscape character.
Negligible	Very minor changes to key historic landscape elements, parcels or components, virtually unchanged visual effects, very slight changes in noise levels or sound quality; very slight changes to use or access; resulting in a very small change to historic landscape character.
No Change	No change to elements, parcels or components; no visual or audible changes; no changes arising from in amenity or community factors.

TABLE 8: SIGNIFICANCE OF EFFECTS MATRIX (BASED ON DRMB VOL.11 TABLES 5.4, 6.4 AND 7.4; ICOMOS 2011, 9-10).

Value of Heritage Assets	Magnitude of Impact (positive or negative)				
	No Change	Negligible	Minor	Moderate	Major
Very High	Neutral	Slight	Moderate/Large	Large/Very Large	Very Large
High	Neutral	Slight	Moderate/Slight	Moderate/Large	Large/Very Large
Medium	Neutral	Neutral/Slight	Slight	Moderate	Moderate/Large
Low	Neutral	Neutral/Slight	Neutral/Slight	Slight	Slight/Moderate
Negligible	Neutral	Neutral	Neutral/Slight	Neutral/Slight	Slight

TABLE 9: SCALE OF IMPACT.

Scale of Impact	
<i>Neutral</i>	No impact on the heritage asset.
<i>Negligible</i>	Where the developments may be visible or audible, but would not affect the heritage asset or its setting, due to the nature of the asset, distance, topography, or local blocking.
<i>Negative/minor</i>	Where the development would have an effect on the heritage asset or its setting, but that effect is restricted due to the nature of the asset, distance, or screening from other buildings or vegetation.
<i>Negative/moderate</i>	Where the development would have a pronounced impact on the heritage asset or its setting, due to the sensitivity of the asset and/or proximity. The effect may be ameliorated by screening or mitigation.
<i>Negative/substantial</i>	Where the development would have a severe and unavoidable effect on the heritage asset or its setting, due to the particular sensitivity of the asset and/or close physical proximity. Screening or mitigation could not ameliorate the effect of the development in these instances. This is, as is stressed in planning guidance and case law, a very high bar and is almost never achieved.

5.8 THE STRUCTURE OF ASSESSMENT

Given the large numbers of heritage assets that must usually be considered by a HVIA, and with an emphasis on practicality and proportionality (see *Setting of Heritage Assets* pages 15 and 18), this HVIA groups and discusses heritage assets by category (e.g. churches, historic settlements, funerary remains etc.) to avoid repetitious narrative; each site is then discussed individually, and the particulars of each site teased out. The initial discussion establishes the baseline sensitivity of a given category of monument or building to the projected visual intrusion, the individual entry elaborates on local circumstance and site-specific factors. It is essential the individual assessments

are read in conjunction with the overall discussion, as the impact assessment is a reflection of both. Based on the character of the local topography and proximity the heritage assets in this landscape were assigned to one of three categories:

- Category #1 assets: Where proximity to the proposed development or the significance of the asset demands detailed consideration (St Carantoc's Church; Vosporth Villa, Crantock Sunday School, Crantock Conservation Area); these have been assessed in detail.
- Category #2 assets: Designated assets within the ZTV within the immediate area, but where the impact of the proposed development is unlikely to be pronounced. A high proportion of these sites were visited and assessed individually (for Crantock churchtown, most are considered under the umbrella of the Conservation Area); however, and as anticipated, in almost all instances the likely visual effects of the proposed development were deemed to be negligible or neutral, and thus detailed consideration was both unnecessary and disproportionate.
- Category #3 assets: Those assets that fall outside the ZTV and have no wider landscape presence, and those assets for which setting is either highly restricted to largely irrelevant (e.g. milestones). These assets were considered initially, but were not assessed in detail or visited.

A comprehensive series of photographs can be found in Appendix 2.

5.9 ASSESSMENT BY CLASS OF MONUMENT OR STRUCTURE

5.9.1 FARMHOUSE AND FARM BUILDINGS

Listed farmhouses with Listed agricultural buildings and/or curtilage; some may have elements of formal planning/model farm layout

These have been designated for the completeness of the wider group of buildings or the age or survival of historical or architectural features. The significance of all of these buildings lies within the farmyard itself, the former historic function of the buildings and how they relate to each other. For example, the spatial and functional relationships between the stables that housed the cart horses, the lincay in which the carts were stored, the lofts used for hay, the threshing barn to which the horses brought the harvest, or to the roundhouse that would have enclosed a horse engine and powered the threshing machine. Many of these buildings were also used for other mechanical agricultural processes, the structural elements of which are now lost or rare, such as apple pressing for cider or hand threshing, and may hold separate significance for this reason. The farmhouse is often listed for its architectural features, usually displaying a historic vernacular style of value; they may also retain associated buildings linked to the farmyard, such as a dairy or bakehouse, and their value is taken as being part of the wider group as well as the separate structures.

The setting of the farmhouse is in relation to its buildings or its internal or structural features; farmhouses were rarely built for their views, but were practical places of work, developed when the farm was profitable and neglected when times were hard. In some instances, model farms were designed to be viewed and experienced, and the assessment would reflect this. Historic farm buildings are usually surrounded by modern industrial farm buildings, and if not, have been converted to residential use, affecting the original setting.

What is important and why

Farmhouses and buildings are expressions of the local vernacular (evidential) and working farms retain functional interrelationships (historical/associational). Farms are an important part of the rural landscape, and may exhibit levels of formal planning with some designed elements (aesthetic/designed but more often aesthetic/fortuitous). Working farms are rarely aesthetically

attractive places, and often resemble little more than small industrial estates. The trend towards the conversion of historic farm buildings and the creation of larger farm units severely impacts on historical/associational value.

Asset Name: Vosporth Villa	
<i>Parish:</i> Cantock	<i>Value:</i> Medium
<i>Designation:</i> GII	<i>Distance to Development:</i> c.40m
<i>Description:</i> Listing: Farmhouse, now house. Early - mid C19 with some C20 alterations. Slatestone and elvan rubble with granite quoins and brick dressings. Partly rendered. Slate roof with crested ridge tiles and gable ends. Gable end stacks with brick shafts. Plan: Double depth plan, with central entrance to passage and principal room to front right and left; rear service rooms. Exterior: 2 storeys, symmetrical 3-window front. First floor has three 16-pane sashes with cambered brick arches. Ground floor has central gabled and glazed porch with inner panelled door. 12-pane sash with cambered brick arch to right and left. 3 gabled dormers with C20 windows. Left end rendered, blind. Rear and interior not inspected.	
<i>Supplemental Comments:</i> The building is set back from the public road, largely screened from public view by the tall shrubs and young trees in its front garden, which is defined by a short stone rubble wall pierced by a single opening set with white wooden gate. This garden appears to have been a deliberate construct, with the farmyard located to the south; the house is flanked by historic structures that would probably have been farm buildings.	
<i>Evidential Value:</i> The building has not been the subject of historic building recording, and the interior was not inspected during the Listing process. As a result, structural information and historic fittings etc. may survive and may provide evidence for the function and development of the building. As the building is apparently 19 th century in date, the value of this additional information may, however, be limited. There may be considerable archaeological value to the ground beneath the structure, if the original cottages stood within the garden.	
<i>Historical Value:</i> The house plot and garden are listed as <i>waste and carpenter's shop and old cottage, gardens and dwelling houses</i> . This would imply the current house was built after 1840, and represents an example of the great rebuilding that took place across the whole of Cornwall in the middle part of the 19 th century. Many landlords invested in modern new farm buildings and farmhouses during this period. In 1840 the site was owned by William Johns, whose father Richard Johns may have purchased them of Edward Wynne of Middle Temple. Vosporth was later sold by Lord Falmouth in 1891, and presumably ceased to be a farmhouse in the latter part of the 20 th century.	
<i>Aesthetic Value:</i> The building has some aesthetic appeal, largely based on its country cottage styling and its immediate garden setting. However, its garden conceals the greater part of the presentation elevation from public view.	
<i>Communal Value:</i> None.	
<i>Authenticity:</i> Difficult to ascertain due to screening from the garden.	
<i>Integrity:</i> The building appears to be in good repair, though the interior was not inspected and most of the structure is not visible from the public road.	
<i>Topographical Location and Landscape Context:</i> The building is located within a shallow combe leading down to the beach at the entrance to the Gannel estuary.	
<i>Principal Views:</i> Views are restricted by its location in a shallow combe and the tall shrubbery of its gardens; views out to the east across the open fields would be possible. Views to the farmhouse are impeded by its garden.	
<i>Landscape Presence:</i> The farmhouse enjoys no wider landscape presence.	
<i>Immediate Setting:</i> The house sits at one end of a long garden defined by stone walls and filled with tall shrubs and young trees. It has a small rear garden which is overlooked by the fields that rise to the east. It is flanked by a (probable) former farm building, which which it is contiguous, now a separate domestic residence.	
<i>Wider Setting:</i> The historic settlement in which it is located; the open pasture fields that almost come up up to the back door.	
<i>Enhancing Elements:</i> Its enclosed and private garden; country cottage styling; proximity to other historic structures.	

<p><i>Detracting Elements:</i> Perversely, the front garden also inhibits appreciation of the presentation elevation of the building; the telegraph poles that pass in front of and behind the building.</p>
<p><i>Direct Effects:</i> None.</p>
<p><i>Indirect Effects:</i> The proposed development would take place south of the building and its associated structures. The property might be affected by noise and dust during the construction phase, with a visual effect of the setting of the farmhouse during the occupation phase. It seems unlikely there would be any direct visual relationships between the farmhouse and the proposed development, due to local blocking from hedge shrubs/trees, the adjacent property, and the fact that the main windows of the building face east and west. However, the broader context within which the farmhouse is experienced would be affected.</p>
<p><i>Contribution of Setting to the Significance of the Asset:</i> Ostensibly this was an agricultural dwelling, built in the mid 19th century and a local expression of a more general phenomenon. However, its appearance was carefully contrived, being set back from the public road at the far end of a cottage garden. Its immediate setting still compliments the buildings, although it is almost wholly obscured from public view.</p>
<p><i>Magnitude of Impact:</i> The farmhouse faces east, and the experience of a visitor to the property would not be affected by the proposed development. It is not an imposing building and views to or across the building from any distance would find it hard to distinguish it from other structures. However, taken in conjunction with the consented housing estate to the east, the proposed development would have a negative impact on the wider setting of the structure.</p>
<p><i>Impact Assessment:</i> Medium value + Minor effect = Slight Impact. Negative/Minor impact overall.</p>

5.9.2 HISTORIC SETTLEMENTS

Clusters of Listed Buildings within villages or hamlets; occasionally Conservation Areas

The context of the (usually) Grade II Listed buildings within settlement is defined by their setting within the village settlement. Their significance is determined by their architectural features, historical interiors or role/function in relation to the other buildings. The significance of their setting to the experience of these heritage assets is of key importance and for this reason the curtilage of a property and any small associated buildings or features are often included in the Listing and any changes must be scrutinised under relevant planning law.

Most village settlements have expanded significantly during the 20th century, with rows of cottages and modern houses and bungalows being built around and between the older 'core' Listed structures. The character of the settlement and setting of the heritage assets within it are continually changing and developing, as houses have been built or farm buildings have been converted to residential properties. The setting of the heritage assets within a village, dependant on the form and location of the settlement, can be harmed by unsympathetic development. The relationships between the houses, church and other Listed structures need not alter, and it is these relationships that define their context and setting in which they are primarily to be experienced, but frequently the journey taken by the experient to reach that setting can be affected.

The larger settlements and urban centres usually contain a large number of domestic and commercial buildings, only a very small proportion of which may be Listed or protected in any way. The setting of these buildings lies within the townscape, and the significance of these buildings, and the contribution of their setting to that significance, can be linked to the growth and development of the individual town and any associated industries. The original context of any churches may have changed significantly since construction, but it usually remains at the heart of its settlement. Given the clustering of numerous individual buildings, and the local blocking this inevitably provides, a distant housing development is unlikely to prove particularly intrusive.

What is important and why

Historic settlements constitute an integral and important part of the historic landscape, whether they are hamlets, villages, towns or cities. The physical remains of previous occupation may survive beneath the ground, and the built environment contains a range of vernacular and national styles (evidential value). Settlements may be archetypal, but development over the course of the 20th century has homogenised most, with streets of terraced and semi-detached houses and bungalow growths arranged around the medieval core (limited historical/illustrative value). As dynamic communities, there will be multiple historical/associational values relating to individuals, families, occupations, industry, retail etc. in proportion to the size and age of the settlement (historical/associational). Settlements that grew in an organic fashion developed fortuitously into a pleasing urban environment (e.g. Ledbury), indistinguishable suburbia, or degenerate urban/industrial wasteland (aesthetic/fortuitous). Some settlements were laid out quickly or subject to the attention of a limited number of patrons or architects (e.g. late 19th century Redruth and the architect James Hicks, or Charlestown and the Rashleigh family), and thus strong elements of design and planning may be evident which contribute in a meaningful way to the experience of the place (aesthetic/design). Component buildings may have strong social value, with multiple public houses, clubs, libraries (communal/social), chapels and churches (communal/spiritual). Individual structures may be commemorative, and whole settlements may become symbolic, although not always in a positive fashion (e.g. the Valleys of South Wales for post-industrial decline) (communal/symbolic). Settlements are complex and heterogeneous built environments filled with meaning and value; however, beyond a certain size threshold distant sight-lines become difficult and local blocking more important.

Asset Name: Crantock Conservation Area	
<i>Parish:</i> Crantock	<i>Value:</i> Medium
<i>Designation:</i> CA	<i>Distance to Development:</i> Adjacent
<p><i>Description:</i> CA Appraisal summary: Crantock was the principal settlement of the Gannel before the rise of Newquay. Its topographical location at the mouth of the estuary has been a focus of activity and maritime trade since the prehistoric period. Crantock's present day character owes much to its historic significance as a rural agricultural churchtown and home to the medieval collegiate church of St Carantoc. Its settlement form, based on the convergence of roads from the surrounding area, is typical of churchtowns. At Crantock, the roads meet around a medieval animal pound, now known as the Round Garden, forming the heart of the village. St Carantoc's church is the surviving church of the College, marked out by its large 14th century chancel where the canons congregated for worship. A medieval holy well to the saint is located close to the Round Garden, now housed in a 17th century well house.</p> <p>The surviving farmhouses and converted agricultural buildings of the farm units that operated from the village core continue to shape the rural character of the settlement today. Of particular interest are the significant group of large, mid 17th century farmhouses and the later 18th and 19th century rubble and cob vernacular cottage rows. Crantock's surviving thatched roofs are an important element of the character of the village and form the largest surviving group of thatched buildings in the Borough.</p> <p>The beautiful natural setting of the village has made it a popular tourist destination and the seasonal influx of day visitors and holiday residents dramatically changes the character of the village in the peak summer months. The settlement expanded rapidly during the late 20th century with estate-based residential development to the south. Due to the enclosing topography, the conservation area is not particularly visually affected by this development and retains its strongly contained character.</p>	
<p><i>Evidential Value:</i> This is a historic settlement with its origins in the early medieval period and which possessed an important collegiate church. In addition, human burials have been unearthed from various parts of the settlement, some of probable Prehistoric date. These burials are poorly recorded, if at all, and no fieldwork has been carried out in the village itself. Most of the historic structures in the village have not been the subject of historic building recording, and it has been suggested they may incorporate fragments of early prebendal houses. There is therefore considerable evidential opportunity.</p>	
<p><i>Historical Value:</i> The village at Crantock was clearly an important religious centre from an early date, and by the 19th century the churchtown appears to have been divided between multiple manorial holdings. The historic settlement contains 16th-17th farmhouses, as well as 19th century ones, and there is the usual</p>	

<p>gamut of chapels, Sunday schools, wells and public areas. Crantock includes specific examples of a more general phenomenon (e.g. rebuilding of farms in the 19th century), but also the remnants of a collegiate church, which is much less common. The historic value of the settlement is considerable.</p>
<p><i>Aesthetic Value:</i> The historic settlement as a whole is particularly attractive. Elements are individually pleasing, and taken together more so. The settlement is set down in a coombe, and a combination mature trees and historic buildings shields the historic core from the 20th century housing estates located on rising ground to the south and south-west. It is slightly more open to the east, but only at the eastern end of the CA, with glimpses to open countryside beyond.</p>
<p><i>Communal Value:</i> Limited. Some individual structures within the settlement (e.g. the chapel) will have some communal value, but as a whole the settlement does not bring people together in a meaningful way.</p>
<p><i>Authenticity:</i> The bulk of the settlement is comprised of historic buildings, with some more modern additions that do manage to avoid looking too offensive. The village appears to have evolved into a retirement or perhaps commuter settlement, with a partial focus on seasonal local tourism.</p>
<p><i>Integrity:</i> The buildings and CA generally appear well maintained.</p>
<p><i>Topographical Location and Landscape Context:</i> The CA is located within a shallow combe leading down to the beach at the entrance to the Gannel estuary.</p>
<p><i>Principal Views:</i> Views within the settlement are very constrained; panoramic views are possible from the edges of the settlement, particularly to the west over the Gannel estuary; views up from the beach to the church and the settlement.</p>
<p><i>Landscape Presence:</i> The settlement as a whole is visible on a landscape scale, particularly the 20th century housing estates to the south. The tower of the church is the most visible individual element.</p>
<p><i>Wider Setting:</i> The west-facing slopes of a broad shallow ridge, this is an enlarged churchtown within a largely pastoral landscape with medium to large fields and relatively few trees.</p>
<p><i>Enhancing Elements:</i> Its topographical location; the historic character of many of the component structures; the abundance of trees and vegetation; the 'picturesque' character of the approach and journey through the settlement.</p>
<p><i>Detracting Elements:</i> Summer traffic; caravans and holiday parks in the wider landscape; street signage etc.; overhead power cables; the 20th century housing estates to the south/south-west.</p>
<p><i>Direct Effects:</i> None.</p>
<p><i>Indirect Effects:</i> The proposed development would take place south-east of the CA. There may be some issues with noise, dust and increased traffic during the construction phase, with a visual effect of the appearance of the settlement during the occupation phase when viewed in its landscape context. The development would not be visible from most of the CA, but would appear in views out from the eastern part of the CA and from the churchyard. The overall shape and form of the settlement would be altered, as viewed from the air or on a map, as would views back to the settlement from the wider landscape, linking up with existing housing estates on the upper slopes.</p>
<p><i>Contribution of Setting to the Significance of the Asset:</i> The CA covers the churchtown associated with the collegiate church. This was an important religious and tenorial centre, associated with sea-borne trade and exchange as well as its agricultural hinterland. Its location at the head of a (formerly) navigable estuary. This is no longer an agricultural settlement</p>
<p><i>Magnitude of Impact:</i> The proposed development would be located at the eastern end of the settlement, set back beyond the CA and further up the slope. As such, it would not impinge on the character, understanding or experience of most of the CA, although parts of the housing development may be visible from the eastern end of the CA and the churchyard. The main impact would be on the CA when viewed from open areas in the surrounding landscape. The 20th century housing estates that extend up the slopes to the south and south-west are visually distinct and are not visible from the CA; the proposed development would extend the built-up area to the east, eroding the that distinction.</p>
<p><i>Impact Assessment:</i> Medium value + Moderate effect = Moderate Impact. Negative/Minor to Negative/Moderate impact overall.</p>

5.9.3 INSTITUTIONAL BUILDINGS

Range of structures, usually exhibiting elements of formal planning, often with a view to aesthetics

A wide range structures relating to formal governance or care, built and/or maintained by local, county or national authorities. This category covers structures built for a specific purpose and includes: work/poor houses, hospitals, asylums, schools, council offices or other facilities. Some of these buildings are 18th century in date, but most are 19th century or later. The earlier structures that fall into this category – principally almshouses – may have been privately built and supported. These structures betray a high degree of formal planning, within which aesthetics, setting and long views could play an important part. The sensitivity of these structures to visual intrusion depends on type, age and location.

What is important and why

Some of these structures are good examples of institutional architecture, and may retain period fitments (evidential). They are likely to conform to a particular architectural template, and may be associated with an architect of note; they may or may not retain their original function, which will have a bearing on associational value (historical/associational). There is usually a clear aesthetic/design value, with form following function but ameliorated by design philosophy. The exteriors are more likely to retain authentic period features, as the interiors will have been subject to repeated adaptation and redevelopment. There may be some regard to the layout of associated gardens and the position of buildings within a historical settlement (aesthetic/design). The level of communal value will depend on continuity of function – older structures redeveloped as residential flats will lose the original social value.

Asset Name: Crantock Sunday School	
<i>Parish:</i> Crantock	<i>Value:</i> Medium
<i>Designation:</i> GII	<i>Distance to Development:</i> c.50m
<i>Description:</i> Sunday school. Early C19. Stone rubble and cob, painted and rendered. Hipped slurred scantle slate roof with ridge tiles. Plan: Unheated rectangular one-room plan. Exterior: Tall single storey building, with the hipped end to the road blind. The left side has two early C19 12-pane sashes and C20 plank door. The right side has two 12-pane sashes. Rear blind. All-windows of C19. Interior: Not inspected.	
<i>Supplemental Comments:</i> Curiously, the blind gable end faces onto the road and the approach from the east along Green Lane. This would suggest an incomplete understanding of the structural history of the building (i.e. there are blocked openings here); the CA appraisal states it was formerly a chapel.	
<i>Evidential Value:</i> The building has not been the subject of historic building recording, and the interior was not inspected during the Listing process. As a result, structural information and historic fitments etc. may survive and may provide evidence for the function and development of the building. As the building is apparently 19 th century in date, the value of this additional information may, however, be limited. There may be considerable archaeological value to the ground beneath the structure.	
<i>Historical Value:</i> In 1818 Crantock was without a school, but 'the poorer classes are desirous of having the means of education' (HMSO 1819, 92). This presumably led to the foundation of a religious school, ultimately leading to the national system functioning today. As such, and in its own small way, the Sunday school is a reflection of broader national trends.	
<i>Aesthetic Value:</i> The building is rather plain and while the haphazard arrangement of doors and windows has a certain charm, it lacks an overall design aesthetic.	
<i>Communal Value:</i> None.	
<i>Authenticity:</i> The building is converted to domestic use (holiday let), and exterior windows, doors and roof appear to have been replaced fairly recently. Features relating to its use as a chapel and Sunday school are unlikely to survive and this undermines the overall value of the structure.	
<i>Integrity:</i> The building appears in good repair, but its external appearance would suggest most historic features and fittings have been lost.	
<i>Topographical Location and Landscape Context:</i> The building is located within a shallow combe leading down to the beach at the entrance to the Gannel estuary.	

<i>Principal Views:</i> Very limited, essentially along and between the road immediately adjacent.
<i>Landscape Presence:</i> None.
<i>Immediate Setting:</i> The former Sunday school is located between the garden of Vosporth Villa and a former farmyard, with its gable end onto the public road and the open space around the crossroads.
<i>Wider Setting:</i> The historic settlement within which it is located; the open pasture fields to the east.
<i>Enhancing Elements:</i> The other historic structures in the vicinity; the garden attached to Vosporth Villa.
<i>Detracting Elements:</i> The road and associated traffic and street furniture; the telegraph pole and overhead wires to the south.
<i>Direct Effects:</i> None.
<i>Indirect Effects:</i> The proposed development would take place south-east of the building, on rising ground and beyond several other historic structures. The property might be affected by noise and dust during the construction phase, with a visual effect of the setting of the former Sunday school during the occupation phase. Direct visual relationships between the former Sunday school and the proposed development are unlikely to be pronounced due to local blocking from hedge shrubs/trees and adjacent properties. However, the broader context within which the former Sunday school is experienced would be affected.
<i>Contribution of Setting to the Significance of the Asset:</i> The structure forms one element within the historic core of the settlement, and contributes to the overall value of the group. However, it is neither a particularly striking nor valuable visual component of that group. Its immediate setting compliments the building, leading to a better appreciation of its appearance, but that appearance is of no great merit.
<i>Magnitude of Impact:</i> The building is located next to the public road, across from a number of other Listed properties. The role of local blocking in this village makes it unlikely the experience of a visitor to the property would be affected by the proposed development. It is an undistinguished building, much altered, and views to or across the building from any distance would fail to recognise it. However, taken in conjunction with the consented housing estate to the east, the proposed development would have a negative impact on the wider setting of the structure.
<i>Impact Assessment:</i> Medium value + Minor effect = Slight Impact. Negative/Minor impact overall.

5.9.4 CHURCHES AND PRE-REFORMATION CHAPELS

Church of England parish churches and chapels; current and former places of worship

Most parish churches tend to be associated with a settlement (village or hamlet), and therefore their immediate context lies within the setting of the village (see elsewhere). Church buildings are usually Grade II* or Grade I Listed structures, on the basis they are often the only surviving medieval buildings in a parish, and their nature places of religious worship.

In more recent centuries the church building and associated structures functioned as *the* focus for religious devotion in a parish. At the same time, they were also theatres of social interaction, where parishioners of differing social backgrounds came together and renegotiated their social contract.

In terms of setting, many churches are still surrounded by their churchtowns. Viewed within the context of the settlement itself, churches are unlikely to be affected by developments unless they are to be located in close proximity. The location of the church within its settlement, and its relationship with these buildings, would remain unchanged: the church often being the visual focus on the main village street.

This is not the case for the church tower. While these structures are rarely open to the public, in rural communities they are frequently the most prominent visual feature in the landscape, especially where the church is itself located in a topographically prominent location. The towers of these structures were clearly *meant* to be highly visible, ostentatious reminders of the presence of the established church with its message of religious dominance/assurance. However, churches were often built and largely maintained by their laity, and as such were a focus for the *local*

expression of religious devotion. It was this local devotion that led to the adornment of their interiors and the elaboration of their exteriors, including the tower.

Where parishes are relatively small, the tower would be visible to the residents of multiple parishes. This would have been a clear expression of the religious devotion – or rather, the competitive piety – of a particular social group. This competitive piety that led to the building of these towers had a very local focus, and very much reflected the aspirations of the local gentry. If the proposed development is located within the landscape in such a way to interrupt line-of-sight between church towers, or compete with the tower from certain vantages, then it would very definitely impact on the setting of these monuments.

As the guidance on setting makes clear, views from or to the tower are less important than the contribution of the setting to the significance of the heritage asset itself. The higher assessment for the tower addresses the concern it will be affected by a new and intrusive element in this landscape.

Churchyards often contained Listed gravestones or box tombs, and associated yard walls and curtilage are usually also Listed. The setting of all of these assets is usually extremely local in character, and local blocking, whether from the body of the church, church walls, shrubs and trees, and/or other buildings, always plays an important role. As such, unless located close to the church, developments are unlikely to have a negative impact.

What is important and why

Churches are often the only substantial medieval buildings in a parish, and reflect local aspirations, prosperity, local and regional architectural trends; they usually stand within graveyards, and these may have pre-Christian origins (evidential value). They are highly visible structures, identified with particular geographical areas and settlements, and can be viewed as a quintessential part of the English landscape (historical/illustrative). They can be associated with notable local families, usually survive as places of worship, and are sometimes the subject of paintings. Comprehensive restoration in the later 19th century means many local medieval churches are associated with notable ecclesiastical architects (historical/associational). The 19th century also saw the proliferation of churches and parishes in areas like Manchester, where industrialisation and urbanisation went hand-in-hand. Churches are often attractive buildings that straddle the distinction between holistic design and piecemeal/incremental development, all overlain and blurred with the ‘patina of age’ (aesthetic/design and aesthetic/fortuitous). They have great communal value, perhaps more in the past than in the present day, with strong commemorative, symbolic, spiritual and social value.

Asset Name: St Carantoc’s Church, Crantock	
<i>Parish:</i> Crantock	<i>Value:</i> High
<i>Designation:</i> GI	<i>Distance to Development:</i> c.250m
<p><i>Description:</i> Parish church. C12; college instituted by Bishop Brewer of Exeter in 1236, with enlargement of chancel. Chancel rebuilt in C14. In 1412, the tower collapsed and was rebuilt, the lower stage appearing to date from the C13, with upper stage of C15. C18 restoration and alteration of roofs and windows; late C19 restoration, mainly from 1902-07, by Edmund Sedding. Slatestone and granite rubble with granite dressings. Tower roughcast. Slate roofs with crested ridge tiles and gable ends with raised coped verges to east. Plan: Nave and chancel with north and south transept of C12. The west tower probably added in C13, with C14 work including the enlargement of the chancel to serve the College. In C15, the tower was rebuilt, and a south porch added. The north and south aisles are probably of C15. Exterior: The nave has 2 bays visible to south, with the porch set between; 2 windows, both C19 2-light cusped windows with relieving arches. The north side has two C19 windows with cusped lights and relieving arch. The south porch is gabled with raised coped verges and cross finial. Rounded arched doorway with C20 double doors. C18 slate over with inscription: Ego sum lanua per me Qui intrabit</p>	

Servabitur. The interior of the porch has slate floor and stone benches to sides. C19 wagon roof. Inner 4-centred arched doorway, chamfered with outer hollow moulding with pyramid stops. C19 door. The north transept is gabled with raised coped verges and cross finial; weathered ashlar angle buttresses. C19 3-light Perpendicular window to north. The south transept has one rough rubble buttress to left; gable end has 3-light C19 Perpendicular window ; niche above with statue of Christ crucified with attendant figures, inset stones with lettering, the inscription: Who died for us erected by Father Parsons, circa 1900. The chancel has a 5-light C19 Perpendicular east window with rosettes in the tracery. Chancel and aisles have the east end roughcast. The chancel roof forms a catslide over the aisles. The north aisle has 4-centred arched doorway with hollow-moulding and hoodmould, C19 door. To left, a single C19 cusped light with hood mould. To right two 3-light C19 Perpendicular windows and buttress. East end has similar 3-light window. The south aisle has similar doorway and 2-light window to right and left. East end has similar 3-light C19 window. West tower in 3 stages, each stage set back, with angle buttresses reaching to the second stage only. Corbelled embattled parapet. 4-centred arched west doorway with C19 panelled double doors; 3-light C19 Perpendicular window above. Third stage has single tall cusped lancet with slate louvres and hood mould to all sides; second stage south clock. Projecting stair tower with pitched roof at second stage level to north with lancet; lancet at second stage to north. Interior: Plastered walls and slate floor. C19 wagon roofs, painted above the rood with painted bosses; common rafter roofs in the aisles. Chancel has similar roof with painted bosses and cross braces, with angel and shield as corbels on the wall- plate. Nave has holy water stoup. Tall point 4-centred arch with imposts to tower. Nave has wide segmental arch to the north and south transepts; at each side there are the remains of C12 piers with ring moulding at the base and carved stops. The north transept has a blocked C12 doorway in the west wall with round arch and imposts; set in front of this a C19 internal porch with panelled door containing re-used C15 - carving remaining, with fine C19 carved screen with open arches and roof above; C15 carving used in the screens between the chancel and the aisles. C19 panelled wooden reredos with carved figures. The arch from each transept to the aisles is segmental with imposts; on the inner side of the north transept arch is a 4-centred arched chamfered doorway to the rood stair, with a very fine carved C16 door with panels, vines and grapes and primitive guilloche moulding. The upper doorway to the rood is above the arcade pier. The south aisle has a C19 arch to the end bay and C19 piscina. Fittings: Fine C12 stone font in nave, with circular bowl on central stem with four outer shafts surmounted by faces; the bowl has a later carved inscription and date 1474. Chevron carving to the rim. Fragments of carving set on the south wall of the tower, set on a wooden panel. Nave has benches with C19 carved bench ends, the work of Miss Rashleigh Pinwill. C17 communion rail with turned balusters. C19 carved wooden pulpit in nave. In the south transept a wooden arched panel, with painted and carved low relief scene of Abraham, probably C17 Dutch, found in the parish. Sanctuary chair in the chancel, probably C17. In the nave there are some slate paving stones with C18 dates and initials. C19 stained glass. Fragments of medieval glass in the sacristy with a Latin text. Sources: Pevsner, N.: Buildings of England: Cornwall 1970. Hattam, H.: The Parish Church of St Carantoc. 1973.

Supplemental Comments: The church probably represents the surviving part of a larger religious/monastic complex. It is situated at the far end of its original churchyard, and is almost as wide as the long narrow plot – with the presumption that the churchyard has been reduced in size over time. There are five Listed tombs, a Listed lychgate, and a Listed timber stocks in the churchyard.

Evidential Value: Despite fairly detailed study, in the absence of comprehensive building survey there remains considerable evidential value to the structure. The building may stand on a site that have been occupied in some form since the early medieval period, and thus the buried archaeology is likely to be important as well.

Historical Value: The church has considerable historic value as an early medieval foundation linked to ‘Celtic’ Christianity, a pre-Norman and post-Norman collegiate foundation (probably a mother church to an extensive *parochia*), a possession of an Alien Priory (Montecute) and the Bishop of Exeter, and retained as a parish church at the Dissolution. The physical structure reflects most of these phases of use.

Aesthetic Value: The church is a relatively attractive if somewhat haphazard structure (*patina of ages*), set down in a shallow coombe, with the Pentire headland as a backdrop when viewed from the south, the historic settlement and green fields when viewed from across the bay looking back. The churchyard is fairly neat but somewhat nonedescript. The approach from the village via the lychgate is attractive.

Communal Value: It has communal value as place of common worship.

Authenticity: As a multi-period building within a historic burial ground, the structure is entirely authentic, with even the most radical changes long since accommodated.

<p><i>Integrity:</i> In general, the overall condition of the building can be described as good to fair, subject to the vicissitudes of more than 700 years of repair, rebuilding and demolition.</p>
<p><i>Topographical Location and Landscape Context:</i> The building is located within a shallow combe leading down to the beach at the entrance to the Gannel estuary.</p>
<p><i>Principal Views:</i> Views down the church path from the lychgate, with Pentire headland in the background; views from the vicinity of the church back to the historic settlement; views across the bay back to the church tower in its landscape setting.</p>
<p><i>Landscape Presence:</i> Within the historic settlement itself the church is hardly visible. When viewed from surrounding open areas (to the east and west, and up from the beach), the squat tower is reasonably prominent in its landscape, and is noticeably from across the bay. Its topographical location does not lend itself to prominence.</p>
<p><i>Wider Setting:</i> A shallow coombe in the northern slopes of the ridge on the southern side of the Gannel estuary. The historic settlement clusters around a former open area just south-east of the church, providing the immediate backdrop to the church, with the modern settlement stretching away up the slopes to the south-west. Green fields (mainly pasture), some with holiday caravans, wrap around to the east and north, falling to rough sand dunes closer to the sea.</p>
<p><i>Enhancing Elements:</i> The sense of separation between the church and the settlement; the backdrop against the sea/Pentire Head</p>
<p><i>Detracting Elements:</i> The uninspired character of the churchyard; the modern and slight shabby structures at the eastern end of the church; the house below the church and between it and the beach; the line of telegraph poles running down to the beach from the eastern side of the church.</p>
<p><i>Direct Effects:</i> None.</p>
<p><i>Indirect Effects:</i> The proposed development would take place south-east of the building, on rising ground and beyond the historic core of the attached churchtown. The church may be affected by noise and dust during the construction phase, with a visual effect of the setting of the church during the occupation phase. Direct visual relationships between the churchyard and the proposed development are possible, but are currently impeded by local blocking from other buildings and trees. Views from the church to the site are possible from the upper (eastern) part of the churchyard, but not from the path or the church porch. The buildings constructed on this and the adjacent field are likely to be more prominent from the churchyard due to their additional height. The broader context within which the church is experienced would be affected.</p>
<p><i>Contribution of Setting to the Significance of the Asset:</i> The setting of the church does contribute to its significance. The church sits close to the mouth of the Gannel estuary, to one side of a watercourse that flows down onto a beach that was once used for trade/fishing. Its role as an important religious (and commercial?) centre on the north coast presumably arises from its proximity to the western seaways. Its relationship to the sea can be appreciated from the churchyard, as the ground falls away to the beach some distance below, and from the dunes/beach where the church and particularly its tower appear to stand at the (false) crest of a ridge.</p>
<p><i>Magnitude of Impact:</i> The proposed development would be located south-east of the church on rising ground overlooking the historic settlement. The immediate setting of the church would not be affected in a meaningful way, and although views would be possible from parts of the churchyard. The real issue would be the effect on the wider setting of the church as viewed from Pentire Head, and up from the beach, should the housing development appear as a backdrop in those views.</p>
<p><i>Impact Assessment:</i> High value + Minor effect = Moderate/Slight Impact. Negative/Minor impact overall.</p>

5.9.5 HISTORIC LANDSCAPE

General Landscape Character

The landscape of the British Isles is highly variable, both in terms of topography and historical biology. Natural England has divided the British Isles into numerous 'character areas' based on topography, biodiversity, geodiversity and cultural and economic activity. The County Councils and AONBs have undertaken similar exercises, as well as Historic Landscape Characterisation.

Some character areas are better able to withstand the visual impact of development than others. Rolling countryside with wooded valleys and restricted views can withstand a larger number of sites than an open and largely flat landscape overlooked by higher ground. The English landscape is already populated by a large and diverse number of intrusive modern elements, e.g. electricity pylons, factories, quarries and turbines, but the question of cumulative impact must be considered. The aesthetics of individual developments is open to question, but as intrusive new visual elements within the landscape, it can only be **negative**.

The proposed site would be erected within the *Newlyn Downs* Landscape Character Area (LCA), bordering on the *Newquay and Perranporth Coast* LCA:

- The *Newlyn Downs* LCA is characterised as an open and exposed gently-undulating plateau incised by shallow river valleys, dominated by medieval farmland with rectilinear enclosure of rough ground. Settlement is mainly dispersed, with some enlarged churchtowns (like Crantock). The *Newquay and Perranporth Coast* LCA is characterised as an exposed coastline with beaches and sandy covers with some dramatic cliffs and areas of sand dunes. The inland component consists of pastoral and arable land enclosed by Cornish hedges with narrow woodlands in the valleys. The proposed development would expand an existing 'enlarged churchtown' and would not work against the open and exposed feel of the LCA. However, it would be additional development within sight of the coastal LCA, where large settlements are already noted as a key characteristic. The impact of the proposed development on the LCA is **negligible to negative/minor**

5.9.6 AGGREGATE IMPACT

The aggregate impact of a proposed development is an assessment of the overall effect of a single development on multiple heritage assets. This differs from cumulative impact (below), which is an assessment of multiple developments on a single heritage asset. Aggregate impact is particularly difficult to quantify, as the threshold of acceptability will vary according to the type, quality, number and location of heritage assets, and the individual impact assessments themselves.

Only one Gade I, three Grade II assets, and the Conservation Area are likely to suffer any appreciable negative effect (see Table 10, below). On that basis the aggregate impact is taken to be **negative/minor**.

5.9.7 CUMULATIVE IMPACT

Cumulative impacts affecting the setting of a heritage asset can derive from the combination of different environmental impacts (such as visual intrusion, noise, dust and vibration) arising from a single development or from the overall effect of a series of discrete developments. In the latter case, the cumulative visual impact may be the result of different developments within a single view, the effect of developments seen when looking in different directions from a single viewpoint, of the sequential viewing of several developments when moving through the setting of one or more heritage assets.

The Setting of Heritage Assets 2011a, 25

*The key for all cumulative impact assessments is to focus on the **likely significant** effects and in particular those likely to influence decision-making.*

GLVIA 2013, 123

The visual impact of a single housing development can be significant, but the cumulative impact could undoubtedly eclipse this in some areas. An assessment of cumulative impact is, however, very difficult to gauge, as it must take into account operational developments, those with planning consent, and those still in the planning process. The threshold of acceptability has not, however, been established, and landscape capacity would inevitably vary according to landscape character.

In terms of cumulative impact in this landscape, the proposed housing development must be seen in relation to the consented development planned for the field immediately to the east. Together, they would extend the area of modern (or recent) housing at Crantock c.150m to the east and block out the whole southern flank of the historic core of the settlement. Housing in this area would be visible from parts of the CA, and would form a new backdrop to the settlement and the church as viewed from the headland opposite. It would not, however, rob the CA and historic settlement of views to open green space, and thus on that basis the cumulative impact is taken as **negative/minor**.

5.9.8 SUMMARY

TABLE 10: IMPACT SUMMARY.

Asset	Type	Distance	Value	Magnitude of Impact	Assessment	Overall Assessment
Category #1 Assets						
Vosporth Villa	GII	40m	Medium	Minor	Slight	Negative/Minor
Conservation Area	CA	Adjacent	Medium	Moderate	Moderate	Negative/Minor to Negative/Moderate
Sunday School	GII	50m	Medium	Minor	Slight	Negative/Minor
St Carantoc Church	GI	250m	High	Minor	Moderate/Slight	Negative/Minor
Category #2 Assets						
Montrose House	GII	85m	Medium	Minor	Slight	Negative/Minor
Great Weston	GII	100m	Medium	Negligible	Neutral/Slight	Negligible
The Old Malt House	GII	110m	Medium	Negligible	Neutral/Slight	Negligible
K6 telephone Box	GII	80m	Medium	Negligible	Neutral/Slight	Negligible
Ship Inn Farmhouse	GII	100m	Medium	Negligible	Neutral/Slight	Negligible
Village Well	GII	105m	Medium	Negligible	Neutral/Slight	Negligible
The Hermitage	GII	125m	Medium	Negligible	Neutral/Slight	Negligible
Penlyn	GII	140m	Medium	Negligible	Neutral/Slight	Negligible
The Hatch	GII	145m	Medium	Negligible	Neutral/Slight	Negligible
The Old Forge	GII	175m	Medium	Negligible	Neutral/Slight	Negligible
The Old Albion Inn	GII	180m	Medium	Negligible	Neutral/Slight	Negligible
Churchtown Cottage etc.	GII	195m	Medium	Negligible	Neutral/Slight	Negligible
Category #3 Assets						
Cross at SW794605	GII	c.330m	Medium	None	Neutral	Neutral
Trevella Farmhouse Bluidings	GII	c.770m	Medium	None	Neutral	Neutral
Round barrows on Pentire Point	SAMs		High	None	Neutral	Neutral
Landscape						
Historic Landscape Character			High	Minor	Moderate/Slight	Negligible to Negative/Minor
Aggregate Impact			High	Minor	Moderate/Slight	Negative/Minor
Cumulative Impact			High	Minor	Moderate/Slight	Negative/Minor

6.0 CONCLUSION

The site is located on the edge of the modern village of Crantock, on the southern side of the estuary of the River Gannel and just south of Newquay. Crantock (*Langorroc*) is an early medieval settlement that grew up around an important pre-Norman collegiate church that went on to form part of the original endowment of Montecute Priory in Somerset. The site falls within a single field (*Winstow Close*) that belonged in 1840 to one of the several tenements of Crantock Churchtown, which at that time belonged to Lord Falmouth, and thus was probably parcel of the Manor of Triago/Treago. The adjacent former tenement of Halwyn is first recorded in 1270, and belonged to the Arundells of Lanherne.

The site is bordered on two sides by housing, but is open to agricultural fields to the north-east and east. Crantock is early medieval in origin, but (poorly-recorded) human burials of Prehistoric and later date have been reported from various locations within the settlement. An evaluation undertaken in the adjacent field uncovered a single stone-lined cist containing two Beaker vessels, but no human remains. The site inspection failed to identify any features of clear archaeological interest, although the earthworks of relict field or yard boundaries were observed beyond the site to the north.

The geophysical survey undertaken revealed relict field ditches, one of which appears contiguous with a feature identified in the survey of the adjoining field. These are likely to form components of a late Prehistoric or Romano-British fieldsystem.

The HVIA undertaken focused on four key designated heritage assets in the immediate area: the Grade II Vosporth Villa and former Sunday School, the Grade I Church, and the Conservation Area. The effect of the proposed development on the setting of these heritage assets was adjudged to be negative/minor overall. Most of the other assets in the area are likely to be insulated from the visual and aural impact of the development by a combination of screening from the topography, other historic buildings and trees, or else the contribution of setting to the significance of those assets is less pronounced overall.

6.1 ARCHAEOLOGICAL POTENTIAL

The field forms part of a block of land characterised as medieval farmland; this in turn forms part of the category *Anciently Enclosed Land* (AEL). AEL is usually regarded as having a high potential for archaeological remains of Prehistoric and Romano-British date. The proximity of this site to the early medieval settlement of Crantock/Langurrow, the recovery of human remains from several sites in the village, and the discovery of an (apparently) isolated cist of Beaker date in the adjacent field, support such an assessment. The geophysical survey undertaken identified a number of relict field boundaries of probable Prehistoric date; these are likely to form a contiguous whole with the fields identified by the surveys undertaken to the east (Lefort 2016).

Therefore, bearing in mind the relatively small area of the field, the results of the surveys in the adjacent field, and the archaeological potential of Crantock generally, the archaeological potential of the site is deemed to be at least *medium*.

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<http://environment.data.gov.uk/ds/survey#>

Unpublished Sources:

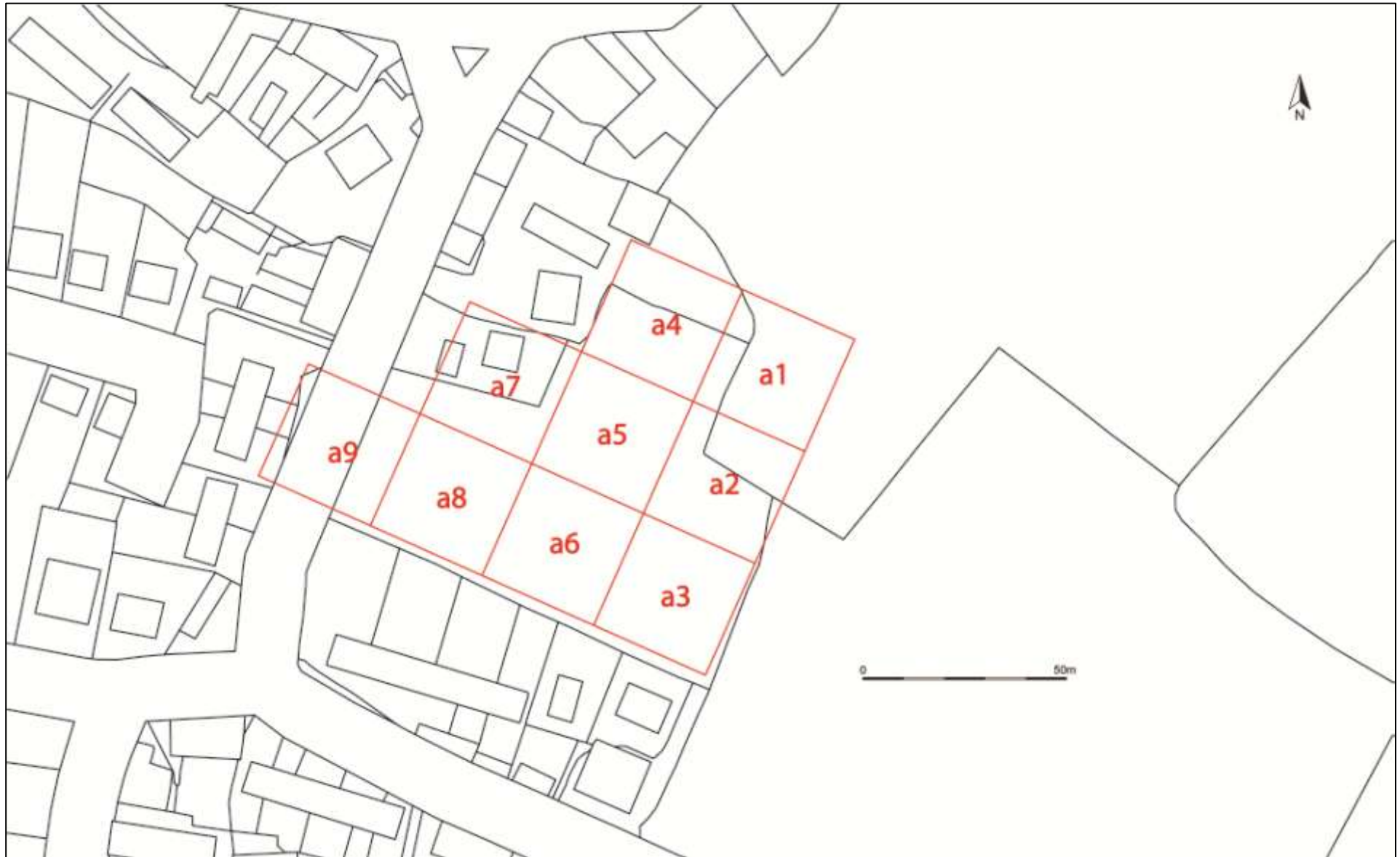
Lefort Geophysics 2016: *Halwyn Road Crantock, Gradiometer Survey Report*

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Cornwall Record Office

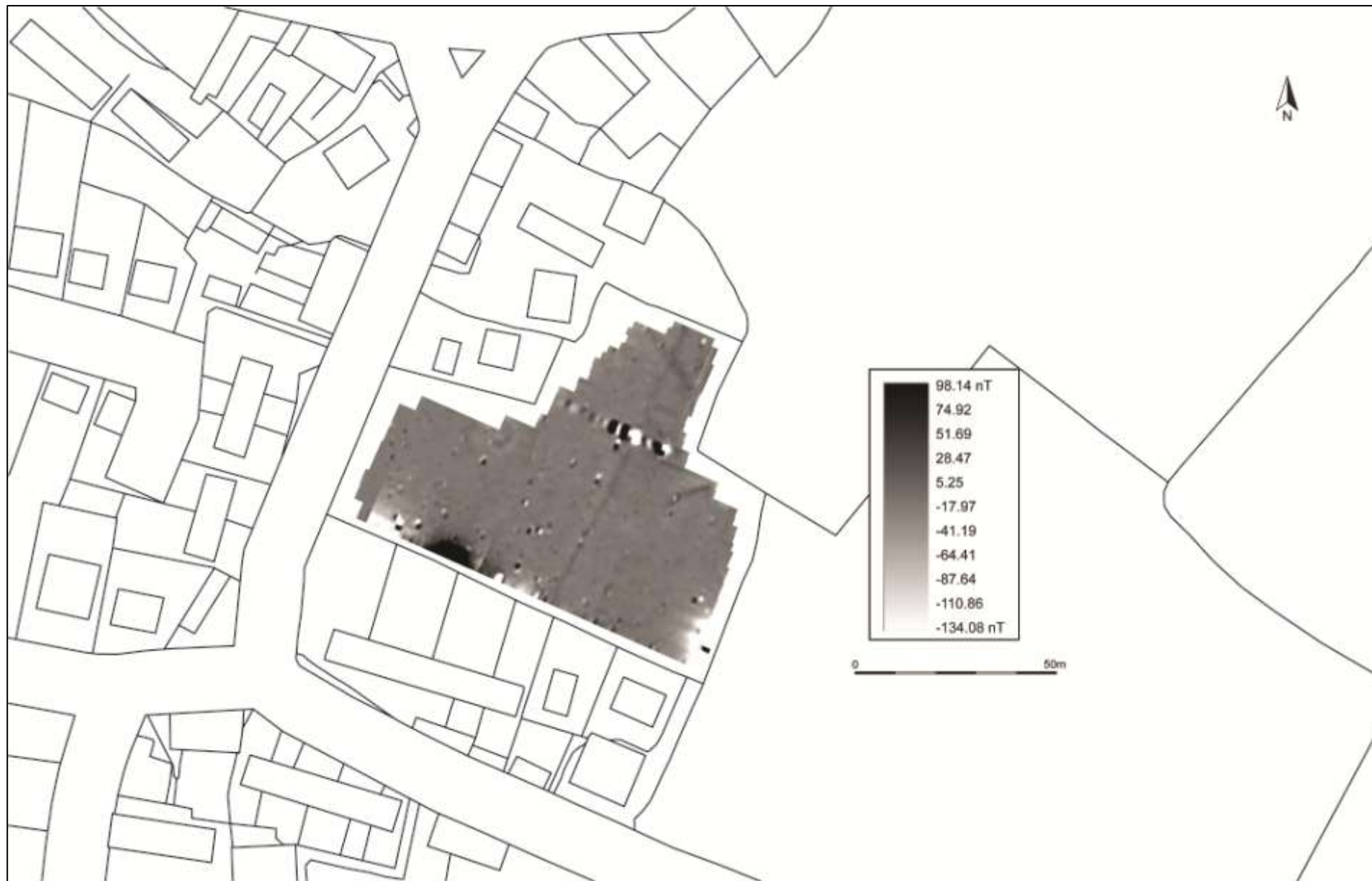
Liskeard tithe map and apportionment c.1840

APPENDIX 1: ADDITIONAL GRAPHICAL IMAGES OF THE GRADIOMETER SURVEY



Geophysical survey grid location and numbering.

Land off Halwyn Road, Crantock, Cornwall

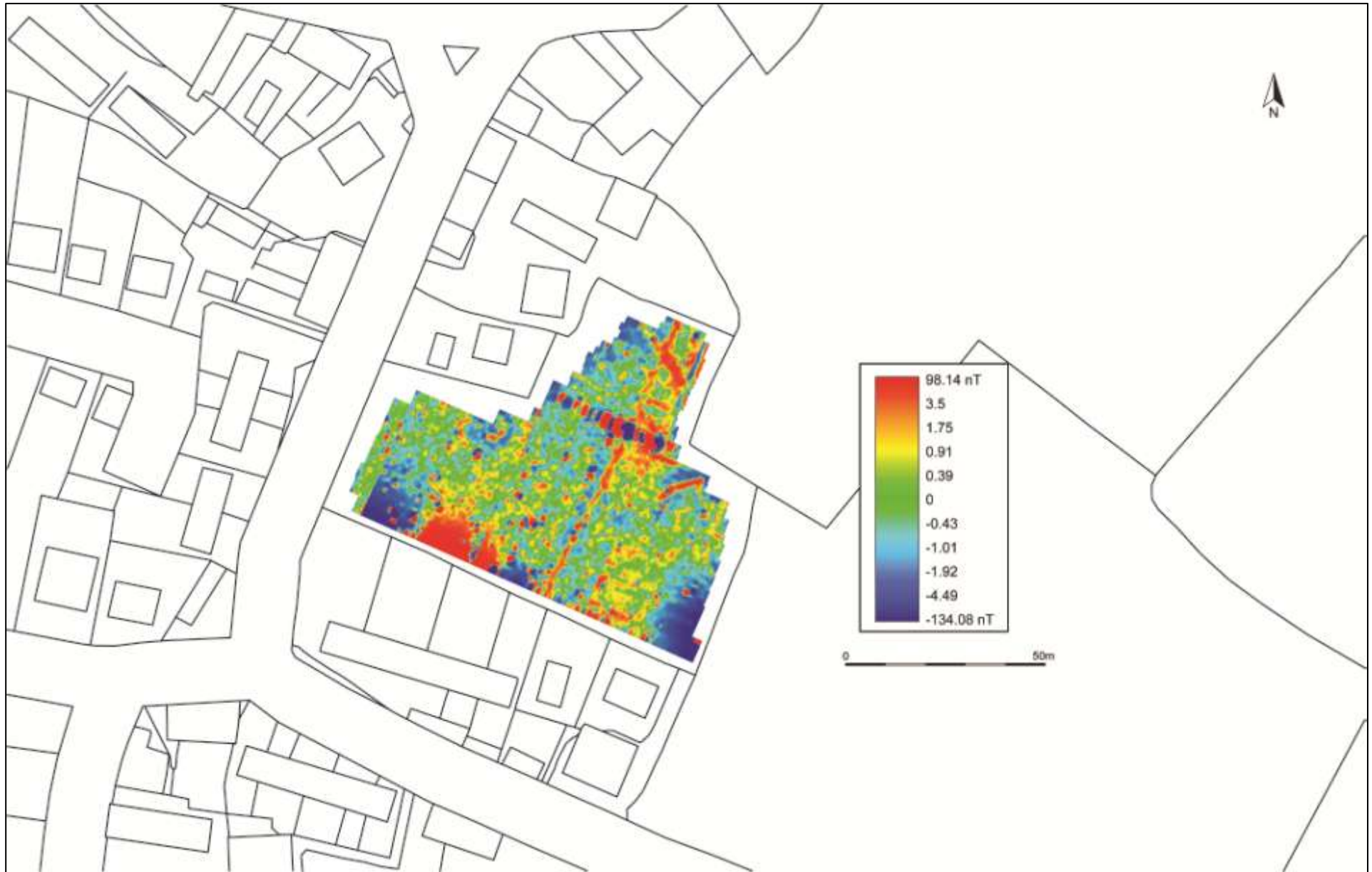


Shade plot of gradiometer survey data; gradiated shading.



Red-Grey-Blue shade plot of gradiometer survey data; band weight equalised; gradiated shading.

Land off Halwyn Road, Crantock, Cornwall



Red-Blue-Green(2) shade plot of gradiometer survey data; band weight equalised; gradiated shading.

APPENDIX 2: BASELINE PHOTOGRAPHS

Baseline site photography



The entrance to the site off a back lane from Halwyn Road; viewed from the south, looking north. The tower of Crantock Church is indicated.



The eastern (and very overgrown) hedgebank; viewed from the south, looking north.



The southern boundary of the site; viewed from the east-south-east, looking west-north-west.



The south-eastern corner of the site, viewed from the north, looking south.



The centre of the site; viewed from the east, looking west.



The northern part of the site; viewed from the east, looking west.



The northern extension of the field (beyond the site boundary), showing the earthworks of relict field or yard boundaries; viewed from the south-west, looking north-east.



The centre of the site viewed from the north-west corner; viewed from the west, looking east.



As above, looking south-east.



As above, looking south.



The site viewed from the south-west corner; viewed from the south, looking north.



As above, looking north-east.



As above, looking east.



View across the site from the south-east corner, looking across to the tower of the parish church; viewed from the south-east, looking north-west. Inset shows the next photograph.



As above, close-up view of the church tower.

Baseline Photographs for the HVIA



View from the car park of the village hall, looking down towards the site across the adjacent field; viewed from the south-south-east, looking north-north-west.



The Church of St Carantoc; viewed from the south-south-east, looking north.



View from the upper (eastern) side of the graveyard, looking back to the site (the terrace of housing on Halwyn Road is indicated); viewed from the north-west, looking south-east. Inset showing the next photograph.

Land off Halwyn Road, Crantock, Cornwall



As above, close-up view of the site (indicated) from the churchyard.



View through the lychgate (G11) along Langorroc Road; viewed from the north-west, looking south-east.



View of Vosporth Villa (indicated) from Longorroc Road; viewed from the north-west, looking south-east.



View up Halwyn Hill, showing the former Sunday school (G11) (indicated) and K6 Telephone box (G11); viewed from the north, looking south.



View from the lower end of Vosporth Lane; viewed from the north-east, looking south-west.



The entrance to the converted buildings adjacent to Vosporth Villa; viewed from the north-west, looking south-east.



View across the village 'green' towards the shop/post office, with the former Sunday school to the left (indicated); viewed from the north-west, looking south-east.



The undesignated village reading room, institute and war memorial; viewed from the east, looking west.



Terrace of modern houses in Halwyn Hill that respect the overall aesthetic of historic structures in the village; viewed from the south, looking north.



View down Halwyn Hill from the footpath, showing the deeply-sunken holloway; viewed from the south, looking north.



The junction between Halwyn Hill and Halwyn Road; viewed from the south, looking north.



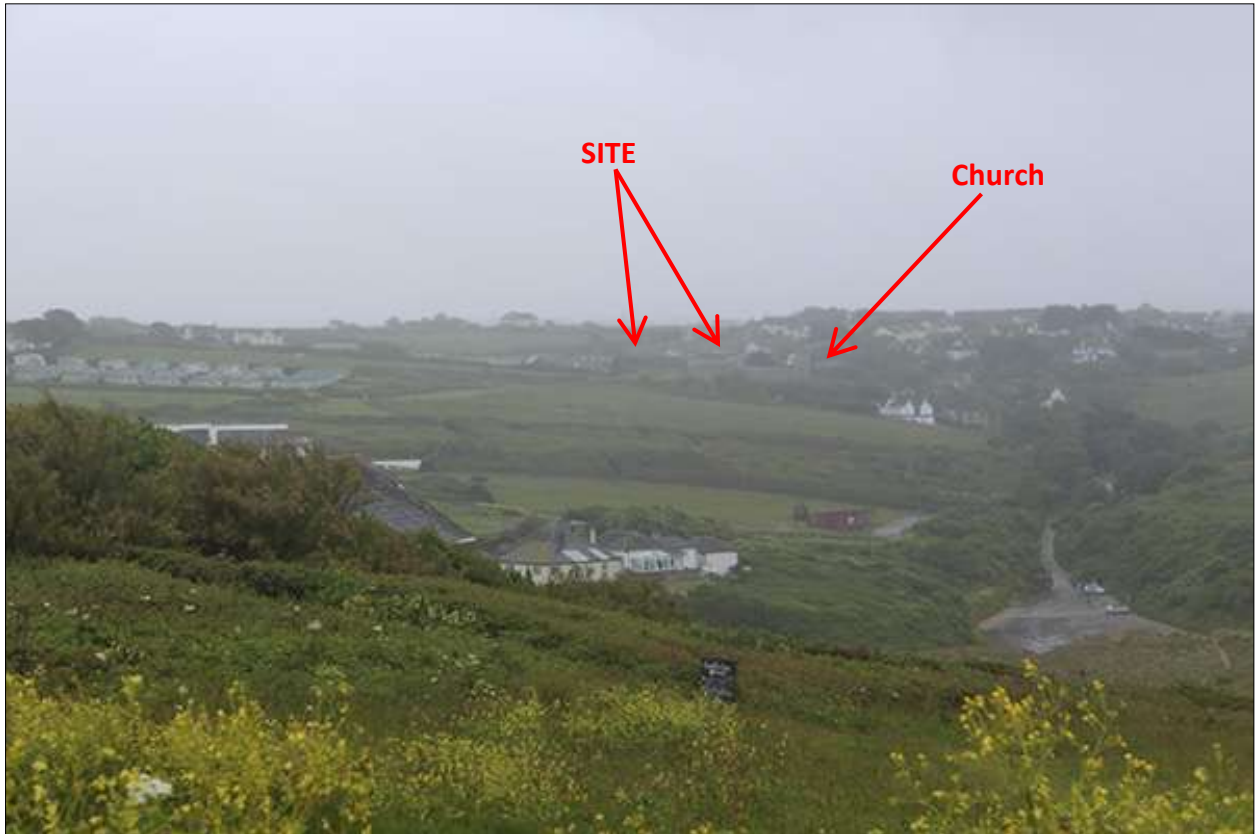
The earlier 20th century houses (Winstowe Terrace) at the junction on Halwyn Road; viewed from the west, looking east.



The historic Wayside Cottage on Halwyn Road; viewed from the west-south-west, looking east-north-east.



View across from the Pentire Head car park on the edge of Newquay, looking across the valley of the River Gannell to Crantock (in poor visibility); viewed from the north-north-west, looking south-south-east. Inset shows next photograph.



As above, close-up view of the site and Crantock Church (indicated) as viewed from Pentire Head.



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